

VG-342-2023-85918

Denton County
Juli Luke
County Clerk

Instrument Number: 85918

Real Property Recordings

MISCELLANEOUS

Recorded On: August 11, 2023 10:36 AM

Number of Pages: 3

" Examined and Charged as Follows: "

Total Recording: \$34.00

***** THIS PAGE IS PART OF THE INSTRUMENT *****

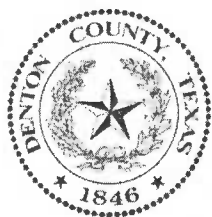
Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY
because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 85918
Receipt Number: 20230811000207
Recorded Date/Time: August 11, 2023 10:36 AM
User: Emily L
Station: Station 44

Record and Return To:

STAFFORD ESTATES HOMEOWNERS ASSOCIATION
2201 LONG PRAIRIE RD SUITE 107
PMB 302
FLOWER MOUND TX 75022



STATE OF TEXAS
COUNTY OF DENTON

I hereby certify that this Instrument was FILED In the File Number sequence on the date/time
printed hereon, and was duly RECORDED in the Official Records of Denton County, Texas.

Juli Luke
County Clerk
Denton County, TX

STAFFORD ESTATES HOMEOWNERS' ASSOCIATION, INC.

Property Owners' Association Management Certificate

This updates and replaces any previously recorded management certificate for this subdivision.

The undersigned, being an officer of STAFFORD ESTATES HOMEOWNERS' ASSOCIATION, INC., and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

1. The name of the subdivision is STAFFORD ESTATES.
2. The name of the association is STAFFORD ESTATES HOMEOWNERS' ASSOCIATION, INC.
3. Recording data for subdivision: The subdivision consists of three tracts of land located in the Town of Flower Mound. These tracts are described in the Consolidated Declaration of Covenants, Conditions and Restrictions for Stafford Estates and are recorded in the Official Public Records of Denton County Texas as the following three plats:
 - a. Stafford Estates Phase I – filed in Cabinet L page 47. Document 1995-6954.
 - b. Stafford Estates Phase II – filed in Cabinet M page 254. Document 1996-56598
 - c. Stafford Estates Phase III – filed in Cabinet O page 56. Document 1997- 83838
4. Recording data for the declaration: All three tracts in the subdivision are subject to The Consolidated Declaration of Covenants, Conditions and Restrictions for Stafford Estates (the "Declaration") which is recorded in the Official Public Records of Denton County Texas as document number 2008-4012 and amended by document number 147964. A second amendment to the Declaration was filed as document number 85918.
5. The name and mailing address of the Association is:

Stafford Estates Homeowners' Association, Inc.
2201 Long Prairie Road, Suite 107
PMB 302
Flower Mound, TX 75022
6. The Association maintains a website with general information as well as dedicatory instruments. The website address is: staffordestates.org.
7. The Association is managed by a Board comprised of elected members who serve for one year terms. The Association does not employ a management company.
 - a. Email addresses for the current Board members can be found on the Association's website (see item 6 above).
 - b. The mailing address for the Board members is the same as the mailing address of the Association (see item 5 above).
 - c. The telephone number for the one of the current Board members (fulfilling the role of "the Association's designated representative") is listed on the Association's website.
8. To request a resale certificate, please email the Treasurer, with a copy to the Secretary, at the following email addresses: treasurer@staffordestates.org and secretary@staffordestates.org. The Association charges a \$275 fee for a newly-issued resale certificate and \$75 for an update to a recently-issued resale certificate.

9. The purpose of this Property Owners' Association Management Certificate is to provide information sufficient for a title company to correctly identify the subdivision and to contact its governing association. This Management Certificate does not purport to identify every publicly recorded document affecting the subdivision, or to report every piece of information pertinent to the subdivision. No person should rely on this Management Certificate for anything other than instructions for contacting the association and fees charged for a resale certificate.

Signed this 11 day of August 2031

Stafford Estates Homeowners' Association, Inc.

By: Joseph Rougraff

Joseph Rougraff, Treasurer

THE STATE OF TEXAS

COUNTY OF DENTON

This instrument was acknowledged before me on this 11 day of 8 2023 by Joseph Rougraff on behalf of Stafford Estates Homeowners' Association, Inc.

Subscribed and sworn to before
me this 11 day of 8 20 23

Notary Public

Jessica Byson

AFTER RECORDING, PLEASE RETURN TO:

Stafford Estates Homeowners' Association, Inc.
2201 Long Prairie Road, Suite 107
PMB 302
Flower Mound, TX 75022

