Denton County Juli Luke County Clerk

Instrument Number: 53763

ERecordings-RP

HOA MANAGEMENT CERTIFICATE

Recorded On: May 19, 2025 03:08 PM Number of Pages: 3

" Examined and Charged as Follows: "

Total Recording: \$33.00

******* 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: Record and Return To:

Document Number: 53763

Simplifile

Receipt Number: 20250519000544

Recorded Date/Time: May 19, 2025 03:08 PM

User: Lisa V Station: Station 37



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

PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE FOR

DIAMOND POINT ESTATES HOMEOWNERS' ASSOCIATION, INC.

This Management Certificate is recorded pursuant to Section 209.004 of the Texas Property Code.

This amends all prior Management Certificates filed for this association.

Per Texas Property Code 209.004 "The County Clerk of each county in which a Management Certificate is filed as required by this section shall record the Management Certificate in the real property records of the county and index the document as a "Property Owners' Association Management Certificate"

State of Texas

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County of Denton

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- 1. Name of Subdivision: Diamond Point Estates
- 2. Subdivision Location: Denton
- 3. Name of Homeowners' Association: Diamond Point Estates Homeowners' Association, Inc.
- 4. Recording Data for Association:

Plat recorded under File No. 2014-34

5. Recording Data for Declaration and any amendments:

Bylaws are recorded under Document 2016-5345
Restrictive Covenant recorded under Document 1999-75198
DCCR's are recorded under 2014-23940
First Amendment to DCCR's recorded under Document No. 75198

6. Other information the Association considered appropriate for the governing, administration or operation of the subdivision and homeowners' association:

Memorandum of Options recorded under Document No. 2014-7467

7. Mailing Address and Contact Information for the Association and the Managing Agent:

JellyBird HOA Management 17319 San Pedro Ave, Suite #320 San Antonio, TX 78232 contact@JellyBirdHOA.com 210-640-3911 https://jellybirdhoa.com/app/

- 8. Fee(s) related to Property Transfer:
 - Administrative Transfer Fee \$200.00
 - Resale Package = \$375.00
 - Rush for Resale Package:
 - 1 business day = \$120.00 / 3 business days = \$95.00
 - O Add a Rush to an existing order = \$75.00 + Cost of a Rush

- Update for Resale Package:
 - 1-14 days = \$15.00 / 15-180 days = \$50.00
- Statement of Account (For Builders sales only) = \$120.00
 - Rush for Statement of Account (For Builder sells only):
 - 1 business day = \$110.00 / 3 business day = \$85.00
 - Update for Statement of Account (For Builder sells only):
 - 1-30 days No Cost / 31-45 days = \$50.00 / 46-90 days = \$50.00
- Capitalization Fee = \$250.00
- Leasing Fee is equal to ½ the annual assessment

Prospective purchasers are advised to independently examine the Declaration, Bylaws, and all other governing documents of the Association, together with obtaining an official Resale Certificate, and performing a comprehensive physical inspection of the lot/home and common areas prior to purchase.

The purpose of this certificate is to provide information sufficient for a title company to correctly identify the subdivision and to contact its governing association. This 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 certificate for anything other than instructions for contacting the association in connection with the transfer of title to a home in the subdivision. The registered agent for the association is on file with the Texas Secretary of State.

Signed this 15^{th} day of May	2025.
Diamond Point Estates Homeowners' Association, Inc.	
By: Shelby Welch (of JellyBird HOA Management), Managing Agent	
State of Texas §	
County of Bexar §	
This instrument was acknowledged and signed before me on this 5 day of	
Notary Public, State of Texas	_

After Recording, Return To: JellyBird HOA Management Attn: Transitions 17319 San Pedro, #320 San Antonio, TX 78232

