

**Denton County  
Juli Luke  
County Clerk**

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**Instrument Number:** 53763

ERecordings-RP

HOA MANAGEMENT CERTIFICATE

Recorded On: May 19, 2025 03:08 PM

Number of Pages: 3

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**" Examined and Charged as Follows: "**

Total Recording: \$33.00

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**\*\*\*\*\* 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: 53763  
Receipt Number: 20250519000544  
Recorded Date/Time: May 19, 2025 03:08 PM  
User: Lisa V  
Station: Station 37

**Record and Return To:**

Simplifile



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                   §

County of Denton           §

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
  - Add a Rush to an existing order = \$75.00 + Cost of a Rush

