

**Denton County
Juli Luke
County Clerk**

Instrument Number: 159158

ERecordings-RP

CERTIFICATE

Recorded On: August 31, 2021 02:09 PM

Number of Pages: 4

" Examined and Charged as Follows: "

Total Recording: \$38.00

******* 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: 159158
Receipt Number: 20210831000643
Recorded Date/Time: August 31, 2021 02:09 PM
User: Darcey B
Station: Station 21

Record and Return To:

Corporation Service Company



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

AFTER RECORDING RETURN TO:

Judd A. Austin, Jr.

Henry Oddo Austin & Fletcher, P.C.

1700 Pacific Avenue

Suite 2700

Dallas, Texas 75201

STATE OF TEXAS §

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COUNTY OF DENTON §

**PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE
FOR
NORTHPOINTE PHASES 2 AND 3 HOMEOWNERS ASSOCIATION**

This PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE (this "Certificate") is made on behalf of NORTHPOINTE PHASES 2 AND 3 HOMEOWNERS ASSOCIATION, a Texas non-profit corporation (the "Association").

WITNESSETH:

WHEREAS, Nicosia & 77 L.P., a Texas limited partnership, as Declarant, executed and previously placed of record that certain Declaration of Covenants, Conditions and Restrictions for Northpointe Addition - Phase Two, recorded on July 8, 2003 as Document No. 2003-107456 *et. seq* in the Official Public Records of Denton County, Texas (the "Declaration"), and that certain Declaration of Covenants, Conditions and Restrictions for Northpointe Addition - Phase Three, recorded on February 24, 2006 as Document No. 2006-21727 *et. seq.*, and as supplemented or amended, is incorporated herein for all purposes.

WHEREAS, the Association has caused this Certificate to be prepared and filed in accordance with the provisions of the Texas Residential Property Owners Protection Act as provided in Section 209.004 of the Texas Property Code.

NOW, THEREFORE, the undersigned hereby certifies as follows on behalf of the Association:

1. **Name of the Subdivision.** The name of the subdivision which is the subject of the Declaration is Northpointe Addition Phase II and Northpointe Addition Phase III.

2. **Name and Mailing Address of the Association.** The name of the Association is Northpointe Phases 2 and 3 Homeowners Association, and its mailing address is P. O. Box 51555, Denton, Texas 76206.

3. **Recording Data for the Subdivision.** The recording data for Northpointe Addition, Phase II subdivision, located in the City of Denton, Denton County, Texas is filed and recorded in Cabinet V, Slide 33 and 34, in the Official Plat/Map Records, Denton County, Texas; and the recording data for Northpointe Addition, Phase III subdivision, located in the City of Denton, Denton County, Texas is filed and recorded in Cabinet V, Slide 713 and 714, in the Official Plat/Map Records, Denton County, Texas.

4. **Recording Data for the Declaration.** The Declaration for Northpointe Addition, Phase II is recorded as Document No. 2003-107456; and the Declaration for Northpointe Addition, Phase III is recorded as Document No. 2006-21727, along with any and all amendments and supplements thereto, recorded in the Official Public Records of Denton County, Texas.

5. **Name and Contact Information for the Managing Agent of the Association.** The current name and mailing address for the Association is c/o Secure Association Management, P. O. Box 51555, Denton, Texas 76206, and telephone (940) 497-7328.

6. **Website:** The Association's website may be found at www.Northpointe2and3HOA.com.

7. **Fees Due Upon Property Transfer.** Fees charged relating to a property transfer are: (i) up to \$375.00 as resale certificate fee; (ii) fees for resale certificate update: (a) 1-14 days from issuance - no charge (b) 14-45 days from issuance - \$50.00; (c) 45-90 days from issuance - \$75.00; (iii) rush fees: (a) 1 business day - \$125.00; (b) 3 business days - \$75.00; (c) 5 business days - \$50.00; (iv) 3 day shipping fee - \$45.00; (v) up to \$275.00 transfer fee following foreclosure; (vi) up to \$150.00 inspection fee; and (vi) up to \$100 acquisition fee.

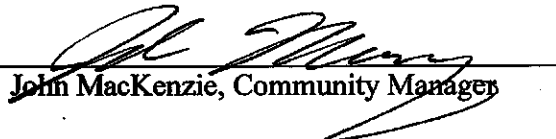
8. **Resale Certificates:** Resale Certificates may be requested by contacting the Association c/o Secure Association Management via <http://www.secure-mgmt.com/> or e-mail at resale@secure-mgmt.com. The phone number for Secure Association Management is (940) 497-7328.

IN WITNESS WHEREOF, the undersigned has caused this Certificate to be executed on behalf of the Association in compliance with Section 209.004 of the Texas Property Code.

ASSOCIATION:

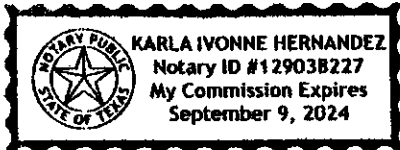
**NORTHPOINTE PHASES 2 AND 3
HOMEOWNERS ASSOCIATION,
a Texas non-profit corporation**

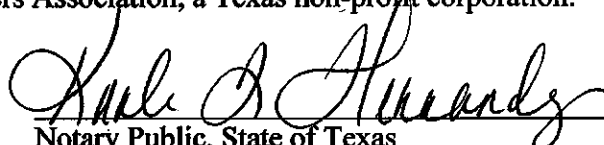
By: Secure Association Management
Its: Managing Agent

By: 
John MacKenzie, Community Manager

STATE OF TEXAS §
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COUNTY OF DENTON §

This instrument was acknowledged before me on the 27th day of August 2021, by John MacKenzie, Community Manager with Secure Association Management, the Managing Agent of Northpointe Phases 2 and 3 Homeowners Association, a Texas non-profit corporation.




Notary Public, State of Texas