

**Denton County
Juli Luke
County Clerk**

Instrument Number: 189548

ERecordings-RP

PROPERTY ASSOC MGMT CERT

Recorded On: October 14, 2021 03:46 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: 189548
Receipt Number: 20211014000623
Recorded Date/Time: October 14, 2021 03:46 PM
User: Joy R
Station: Station 19

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

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 §
 §
COUNTY OF DENTON §

**PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE
FOR
FOREST HILLS RESIDENTIAL ASSOCIATION, INC.**

This PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE (this "*Certificate*") is made on behalf of FOREST HILLS RESIDENTIAL ASSOCIATION, INC., a Texas non-profit corporation (the "*Association*").

W I T N E S S E T H :

WHEREAS, RMJ Forest Hills, L.P., a Texas limited partnership, in its capacity as Declarant, executed and previously placed of record that certain Declaration of Covenants, Conditions and Restrictions for Forest Hills, Cross Roads, Denton County, Texas, recorded on February 22, 2007, as Instrument No. 2007-21466 in the Official Public Records of Denton County, Texas (the "*Declaration*"), including any amendments thereof or supplements thereto are 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 Forest Hills.

2. **Name and Mailing Address of the Association.** The name of the Association is Forest Hills Residential Association, Inc., and its mailing address is c/o Secure Association Management, LLC ("*Secure*"), P. O. Box 51555, Denton, Texas 76206.

3. **Recording Data for the Subdivision.** The recording data for the subdivision is that certain plat of Forest Hills, an Addition to the City of Cross Roads, Denton County, Texas, recorded in Cabinet X, Page 429, and as Instrument No. 2006-147753, in the Official Map or Plat Records of Denton County, Texas.

4. **Recording Data for the Declaration.** The recording data for the Declaration is recorded as Instrument No. 2007-21466, including all amendments thereof and supplements thereto in the Official Public Records of Denton County, Texas.

5. **Name and Contact Information for the Association or the Managing Agent of the Association.** The Association's managing agent is c/o Secure, P. O. Box 51555, Denton, Texas 76206, and telephone (940) 497-7328, and email info@secure-mgmt.com.

6. **Website.** The Association's website may be found at www.ForestHillsAssociation.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.

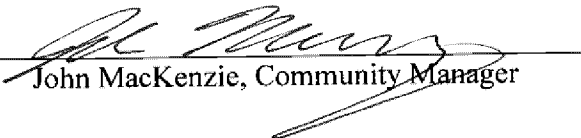
8. **Resale Certificates.** Resale Certificates may be requested by contacting the Association c/o Secure via <http://www.secure-mgmt.com/> or e-mail at resale@secure-mgmt.com. The telephone number for Secure is (940) 497-7328. Alternatively, you may contact the office for Secure at P. O. Box 51555, Denton, Texas 76206.

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. This Certificate shall serve to take the place of all Management Certificates previously filed on behalf of the Association.

ASSOCIATION:

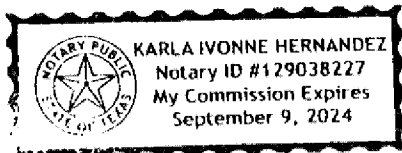
**FOREST HILLS RESIDENTIAL
ASSOCIATION, INC.,
a Texas non-profit corporation**

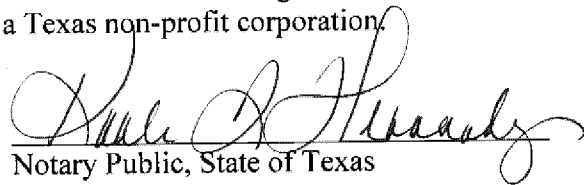
By: Secure Association Management, LLC
Its: Managing Agent

By: 
John MacKenzie, Community Manager

STATE OF TEXAS §
 §
COUNTY OF DENTON §

This instrument was acknowledged before me on the 14th day of October, 2021, by John MacKenzie, Community Manager with Secure Association Management, the Managing Agent of Forest Hills Residential Association, Inc., a Texas non-profit corporation.




Notary Public, State of Texas