

Denton County  
Juli Luke  
County Clerk

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Instrument Number: 99325

ERecordings-RP

CERTIFICATE

Recorded On: September 13, 2024 02:45 PM

Number of Pages: 5

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" Examined and Charged as Follows: "

Total Recording: \$41.00

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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: 99325  
Receipt Number: 20240913000492  
Recorded Date/Time: September 13, 2024 02:45 PM  
User: Michael T  
Station: Station 34

**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

**PROPERTY OWNERS' ASSOCIATION  
MANAGEMENT CERTIFICATE  
for  
CLARIDEN RANCH HOMEOWNERS ASSOCIATION, INC.**

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THE STATE OF TEXAS       §  
  §  
COUNTY OF DENTON       §

The undersigned, being the Managing Agent for Clariden Ranch Homeowners Association, Inc., a non-profit corporation ("Association") organized and existing under the laws of the State of Texas, submits the following information pursuant to Section 209.004 of the Texas Property Code which supersedes any prior Management Certificate filed by the Association:

1. Name of Subdivision: The name of the subdivision is Clariden Ranch.
2. Name of Association: The name of the Association is Clariden Ranch Homeowners Association, Inc.
3. Recording Data for the Subdivision:
  - a. Clariden Ranch, Phase IA, an addition in Denton County, Texas, according to the map or plat thereof, recorded in Cabinet T, Slides 401-402 of the Plat Records of Denton County, Texas and all amendments to or replats of said maps or plats, if any.
  - b. Clariden Ranch, Phase IB, an addition in Denton County, Texas, according to the map or plat thereof, recorded in Cabinet U, Slide 153 of the Plat Records of Denton County, Texas and all amendments to or replats of said maps or plats, if any.
  - c. Clariden Ranch, Phase II, an addition in Denton County, Texas, according to the map or plat thereof, recorded in Cabinet U, Slides 18-19 of the Plat Records of Denton County, Texas and all amendments to or replats of said maps or plats, if any.
  - d. Clariden Ranch, Phase III, an addition in Denton County, Texas, according to the map or plat thereof, recorded in Cabinet V, Slide 527 of the Plat Records of Denton County, Texas and all amendments to or replats of said maps or plats, if any.
  - e. Cliffs of Clariden Ranch, Phase IV, an addition in Denton County, Texas, according to the map or plat thereof, recorded in Cabinet A, Slides 11451-11452 of the Plat Records of Denton County, Texas and all amendments to or replats of said maps or plats, if any.

4. Recording Data for the Declaration:\*

a. Documents:

- (1) Declaration of Covenants, Conditions and Restrictions for Clariden Ranch, Phase IA, Clariden Ranch, Phase 1B and Clariden Ranch, Phase II.
- (2) Notice of Correction to Declaration of Covenants, Conditions and Restrictions and Supplemental Declaration of Covenants, Conditions and Restrictions for Clariden Ranch Phase IA, Phase IB, Phase II, and Phase III.
- (3) First Amendment to Declaration of Covenants, Conditions and Restrictions for Clariden Ranch, Phase IA, Clariden Ranch, Phase IB, and Clariden Ranch Phase II.
- (4) Supplemental Declaration of Covenants, Conditions and Restrictions for Clariden Ranch [Phase IA, Phase IB, Phase II, and Phase III].
- (5) Supplemental Declaration of Covenants, Conditions and Restrictions for Clariden Ranch [Phases IA, IB, II, III, and IV].

b. Recording Information:

- (1) Denton County Clerk's File No. 2002-25128.
- (2) Denton County Clerk's File No. 2004-95744.
- (3) Denton County Clerk's File No. 2018-8747.
- (4) Denton County Clerk's File No. 2004-24996.
- (5) Denton County Clerk's File No. 2006-141771.

5. Name and Mailing Address of the Association: The name and mailing address of the Association is Clariden Ranch Homeowners Association, Inc. c/o Villa Manna Association Management, LLC, 106 N. Denton Tap Road #210-375, Coppell, Texas 75019.

6. The Contact Information for the Association's Designated Representative: The contact information of the designated representative of the Association is: Katie Kim, Property Manager, Villa Manna Association Management, LLC. Address: 106 N. Denton Tap Road #210-375, Coppell, Texas 75019. Phone No.: 817.918.9470. Email Address: info@vmanna.com.

7. The Association's Dedicatory Instruments are Available to Members Online at: <https://tiny.cc/ClaridenRanchHOA>.

8. The Amount and Description of the Fees and Other Charges Charged by the Association in Connection with a Property Transfer:

<b>Description</b>	<b>Fee</b>
Resale Certificate	\$ 375.00
Rush Fee for Resale Certificate	1-2 Business Days \$135.00; 3-4 Business Days \$110.00; 5 Business Days \$85.00
Updated Resale Certificate/Payoff Statement of Account	1-14 Business Days No Charge; 15-45 Business Days \$35.00; 46-90 Business Days \$60.00
Payoff Statement of Account	\$ 135.00
Transfer Fee	\$ 200.00

Executed on this 11th day of September, 2024.

**CLARIDEN RANCH HOMEOWNERS  
ASSOCIATION, INC.**

By: Villa Manna Association Management, LLC,  
Managing Agent



Katie Kim, Property Manager

\*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. Rather, the purpose of this Management Certificate is to provide information sufficient for a title company or others to correctly identify the Subdivision and to contact the Association. No person should rely on this Management Certificate for anything other than instructions for identifying and contacting the Association.

THE STATE OF TEXAS       §  
  §  
COUNTY OF DALLAS       §

BEFORE ME, the undersigned notary public, on this 11th day of September 2024 personally appeared Katie Kim, Property Manager for Villa Manna Association Management, LLC, Managing Agent for Clariden Ranch Homeowners Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purpose and in the capacity therein expressed.



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Notary Public in and for the State of Texas

