

Denton County  
Juli Luke  
County Clerk

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**Instrument Number:** 195019

ERecordings-RP

MISCELLANEOUS

Recorded On: October 22, 2021 02:09 PM

Number of Pages: 4

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

Total Recording: \$38.00

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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: 195019  
Receipt Number: 20211022000550  
Recorded Date/Time: October 22, 2021 02:09 PM  
User: Terri B  
Station: Station 20

**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

# MOUND EMERALD BAY HOMEOWNERS ASSOCIATION

## MANAGEMENT CERTIFICATE

STATE OF TEXAS §  
COUNTY OF DENTON §

KNOWN ALL MEN BY THESE PRESENTS:

Pursuant to the provisions of Section 209.004 of the Texas Property Code, the undersigned property owner's association hereby records this Management Certificate for Mound Emerald Bay Homeowners Association.

1. The name of the subdivision is: Mound Emerald Bay.
2. The name of the Association is: Mound Emerald Bay Homeowners Association (the "Association").
3. The recording data for the subdivision is as follows: See Exhibit "A" attached hereto.
4. The recording data for the Declaration is as follows:
  - (i) Declaration of Covenants, Conditions and Restrictions for Emerald Bay Estates, filed for record on January 18, 2000, as Instrument Number 00-R0005346, Volume 4507, Page 1704 *et seq.*, of the Official Public Records of Denton County, Texas
  - (ii) Use Restrictions for Emerald Bay Estates, filed for record on January 18, 2000, as Instrument Number 00-R0005345, Volume 4507, Page 1693 *et seq.*, of the Official Public Records of Denton County, Texas.
5. The name and mailing address of the Association: Mound Emerald Bay Homeowners Association, Inc., c/o Accelerated Association Management Company, LLC., 1079 W. Round Grove Rd., #300-355, Lewisville, Texas, 75067, Telephone Number: 972-372-0752, Email Address: j.morris@acceleratedmgmt.com.
6. The name and mailing address of the person managing the Association: Accelerated Association Management Company, LLC., Attn: Jamie Morris, 1079 W. Round Grove Rd., #300-355, Lewisville, Texas, 75067, Telephone Number: 972-372-0752, Email Address: j.morris@acceleratedmgmt.com
7. The website address of the Association: <https://www.emeraldbayfm.com>
8. The amount and description of a fee or fees charged by the Association relating to a property transfer in the subdivision:
  - Resale Fee \$375.00
  - Transfer Fee \$300.00
9. Other information the Association considers appropriate: Prospective purchasers are advised to

independently examine the Declaration, By-Laws, 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.

IN WITNESS WHEREOF, this Management Certificate is hereby executed by its duly authorized managing agent on the 21 day of October, 2021.

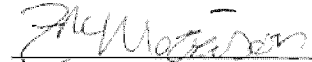
**MOUND EMERALD BAY  
HOMEOWNERS ASSOCIATION, INC.**

By:

  
\_\_\_\_\_  
Jamie Morris, Managing Agent

STATE OF TEXAS §  
COUNTY OF Denton §

This instrument was acknowledged before me on this 21 day of October, 2021, by Jamie Morris, the Managing Agent of Mound Emerald Bay Homeowners Association, Inc., a Texas property owners association, on behalf of said Texas property owners association.

  
\_\_\_\_\_  
Notary Public in and for the State of Texas

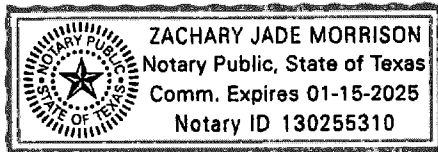


Exhibit "A"

1. Declaration of Covenants, Conditions and Restrictions for Emerald Bay Estates, filed for record on January 18, 2000, as Instrument Number 00-R0005346, Volume 4507, Page 1704 *et seq.*, of the Official Records of Denton County, Texas.
2. Use Restrictions for Emerald Bay Estates, filed for record on January 18, 2000, as Instrument Number 00-R0005345, Volume 4507, Page 1693 *et seq.*, of the Official Records of Denton County, Texas.
3. Notice of Exception to Use Restrictions, filed for record on April 11, 2017, as Instrument Number 41628 in the Official Records of Denton County, Texas.
4. Emerald Bay Amended Plat information with the County Clerk, filed for record on November 7, 2000, as Instrument Number 20000-R0107811, Volume 4712, Page 00330 *et seq.*, of the Official Records of Denton County, Texas.