

**Denton County  
Juli Luke  
County Clerk**

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**Instrument Number:** 87145

ERecordings-RP

PROPERTY ASSOC MGMT CERT

Recorded On: August 05, 2025 04:22 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: 87145  
Receipt Number: 20250805000613  
Recorded Date/Time: August 05, 2025 04:22 PM  
User: Calinda B  
Station: Station 20

**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 OF  
JERNIGAN ESTATES HOMEOWNERS ASSOCIATION, INC.**

This MANAGEMENT CERTIFICATE (this "Certificate") is made effective as of July 28 2025, by Jernigan Estates Homeowners Association, Inc., a Texas non-profit corporation (the "Association").

**WITNESSETH**

**WHEREAS**, MR Properties and Development, LLC, a Texas limited liability company ("Declarant"), has placed of record that certain Declaration of Covenants, Conditions, and Restrictions for Jernigan Estates (the "Declaration"), recorded as Document No. 2025-70381 in the Real Property Records of Denton County, Texas, which Declaration is incorporated herein for all purposes.

**WHEREAS**, Declarant has created the Association for the benefit of Jernigan Estates.

**WHEREAS**, the Association has caused this Certificate to be prepared and filed in accordance with the Texas Residential Property Owners Protection Act as provided in Section 209 of the Texas Property Code.

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

NAME OF SUBDIVISION: Jernigan Estates

**1. Name and Mailing Addresses.**

The name and mailing addresses of the Association is:  
Jernigan Estates Homeowners Association, Inc./o Parminder Pal Singh  
545 Jernigan Rd.  
Copper Canyon, TX 75077  
Phone: 972-746-9975  
Email: pavibath.03@gmail.com

**2. Recording Data for Association**

The Subdivision is recorded in the Plat Records of Denton County, Texas, as follows:

(a) Final Plat filed for record as Document number 2024-327

3. **Declaration Information.**

Lots in Jernigan Estates are subject to the Declaration of Covenants, Conditions and Restrictions recorded on 6/27/2025, as Document No. 2025-70581 in the Real Property Records of Denton County, Texas.

4. **Website Address of the Association**

N/A – Under Section 207.006, Texas Property Code, this Association is not required to make the Association's dedicatory instruments relating to the Association or subdivision available on an internet website.

5. **Property Transfer Fee(s) Charged by the Association**

Working Capital Assessment upon sale of record title to a Lot: \$500.00

IN WITNESS WHEREOF, the undersigned has caused this Certificate to be executed as of the date first above written.

JERNIGAN ESTATES HOMEOWNERS ASSOCIATION,  
INC., a Texas non-profit corporation

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

*[Signature]*

PARMINDER SINGH

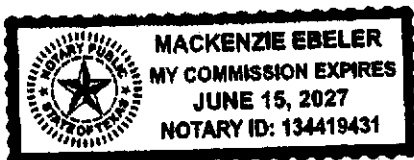
Managing Member

STATE OF TEXAS

COUNTY OF Denton

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this \_\_\_\_\_ day personally appeared Parminder Singh, President of Jernigan Estates Homeowners Association before me on this 28 day of July, 2025, on behalf of such corporation. Association

Notary Public in and for the State of Texas.



*[Signature]*

Notary Public Signature