

Denton County  
Juli Luke  
County Clerk

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Instrument Number: 38420

ERecordings-RP

MISCELLANEOUS

Recorded On: March 04, 2021 03:29 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: 38420  
Receipt Number: 20210304000703  
Recorded Date/Time: March 04, 2021 03:29 PM  
User: Diana P  
Station: Station 37

**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       §

**CONDOMINIUM ASSOCIATION  
MANAGEMENT CERTIFICATE  
FOR**

**SHORELINE OFFICE CONDOMINIUM ASSOCIATION, INC.**

This CONDOMINIUM ASSOCIATION MANAGEMENT CERTIFICATE (this "*Certificate*") is made on behalf of SHORELINE OFFICE CONDOMINIUM ASSOCIATION, INC., a Texas non-profit corporation (the "*Association*").

**WITNESSETH:**

**WHEREAS**, 6B & V Investments, LLC, a Texas limited liability company, in its capacity as Declarant, executed and previously placed of record that certain Condominium Declaration for Shoreline Office Buildings Addition, filed on May 12, 2017, and recorded under Document No. 2017-55992, 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 Uniform Condominium Act as provided in Section 82.116 of the Texas Property Code.

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

1.     **Name of the Condominium.** The name of the subdivision which is the subject of the Declaration is Unicorn Lake, Lots 1R-8R, Block C.
2.     **Name of the Association.** The name of the Association is Shoreline Office Condominium Association, Inc.
3.     **Location of the Condominium.** The condominium is located at 2701 Shoreline Drive, Denton, Texas.
4.     **Recording Data for the Subdivision.** The recording data for Unicorn Lake, Lots 1R-8R, Block C, an Addition to the City of Denton, Denton County, Texas is located in Cabinet Y, Page 503 of the Official Plat Records of Denton County, Texas.

5. **Recording Data for the Declaration.** The Declaration is recorded as Document No. 2017-55992 in the Official Public Records of Denton County, Texas, including all amendments thereof and supplements thereto.

6. **Mailing Address and Telephone Number of Managing Agent.** The current name and mailing address for the Association is c/o Secure Association Management, P. O. Box 51555, Denton, Texas 76206, telephone (940) 497-7328, and facsimile (940) 497-7328.

7. **Resale Certificates and Other Information.** Resale Certificates and other information regarding the Association may be requested by contacting Secure Association Management.

**TO REQUEST A RESALE CERTIFICATE:  
Please contact the above mailing address, call  
(940) 497-7328, fax (940) 497-7328,  
visit <http://secure-mgmt.com/>, or e-mail  
[john@secure-mgmt.com](mailto:john@secure-mgmt.com).**

**IN WITNESS WHEREOF**, the undersigned has caused this Certificate to be executed on behalf of the Association in compliance with Section 82.116 of the Texas Property Code.

**ASSOCIATION:**

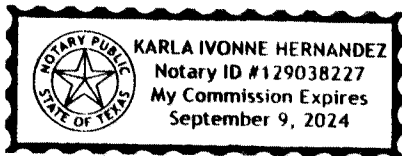
**SHORELINE OFFICE CONDOMINIUM  
ASSOCIATION, INC.,**  
a Texas non-profit corporation

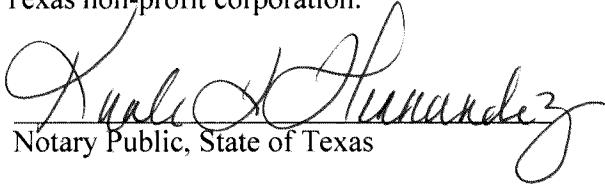
By: Secure Association Management  
Its: Managing Agent

By:   
John MacKenzie, Community Manager

STATE OF TEXAS           §  
                                     §  
COUNTY OF DENTON     §

This instrument was acknowledged before me on the 4<sup>th</sup> day of March, 2021, by John MacKenzie, Community Manager with Secure Association Management, the Managing Agent of Shoreline Office Condominium Association, Inc., a Texas non-profit corporation.



  
Notary Public, State of Texas