



\*VG-342-2024-136216\*

Denton County  
Juli Luke  
County Clerk

**Instrument Number:** 136216

Real Property Recordings

MISCELLANEOUS

Recorded On: December 17, 2024 08:40 AM

Number of Pages: 3

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

Total Recording: \$33.00

\*\*\*\*\* THIS PAGE IS PART OF THE INSTRUMENT \*\*\*\*\*

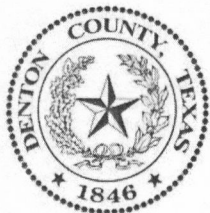
Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

**File Information:**

Document Number: 136216  
Receipt Number: 20241217000070  
Recorded Date/Time: December 17, 2024 08:40 AM  
User: Jessica S  
Station: Station 9

**Record and Return To:**

FALLBROOK HOMEOWNERS ASSOC  
617 BELMEADE LN  
  
FLOWER MOUND TX 75028



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

# FALLBROOK HOMEOWNERS' ASSOCIATION, INC.

## Property Owners' Association Management Certificate

This updates and replaces any previously recorded management certificate for this subdivision

The undersigned, being an officer of Fallbrook Homeowners Association, Inc., and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

1. The name of the subdivision is **Fallbrook**
2. The name of the association is **Fallbrook Homeowners Association, Inc.**
3. Recording data for subdivision: Being 78 Residential Lots out of Fallbrook, an addition to the Town of Flower Mound, Texas according to the recorded plat thereof filed of record in Cabinet M, Pages 156 and 157 of the Map Records of Denton County, Texas and more particularly described as follows:
  - Lots 1 thru 37 and 39 thru 53, 38-x, 54-x and 55-x, Block A,
  - Lots 1 through 13, Block B, and
  - Lots 1 through 12, Block C,

Being a total of 78 residential lots

4. Recording data for the declaration: Fallbrook is subject to Declaration of Covenants, Conditions and Restrictions for Fallbrook, An Addition To The Town of Flower Mound, Denton County, Texas, which was recorded in the Official Public Records of Denton County, Texas as document number 96-R0036792. A First Amendment to the Declaration was filed as document number 71900.
5. The name and mailing address of the Association is:
  - Fallbrook Homeowners Association, Inc.
  - c/o Leann Brown
  - 617 Belmeade Lane
  - Flower Mound, TX 75028
6. The Association maintains a website with general information as well as dedicatory instruments. The website address is: [www.fallbrookhoa.com](http://www.fallbrookhoa.com)
7. The Association is managed by a Board comprised of elected members who serve for one-year terms. The Association does not employ a management company.
  - a. Email addresses for the current Board members can be found on the Association's website (see item 6 above)
  - b. The mailing address for the Board members is the same as the mailing address of the Association (see item 5 above)
  - c. The telephone number for one of the current Board members (fulfilling the role of "the Association's designated representative") is listed on the Association's website.
8. To request a resale certificate, please email the Treasurer at the following email address: [Fallbrookhoa1@gmail.com](mailto:Fallbrookhoa1@gmail.com). The Association charges a \$150 fee for resale certificate and \$500 Acquisition Assessment Fee per First Amendment to the CCR's.

9. The purpose of this Property Owners' Association Management Certificate is to provide information sufficient for a title company to correctly identify the subdivision and to contact its governing association. 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. No person should rely on this Management Certificate for anything other than instructions for contacting the association and fees charged for a resale certificate.

Signed this 4<sup>th</sup> day of December 2024

Fallbrook Homeowners Association, Inc.

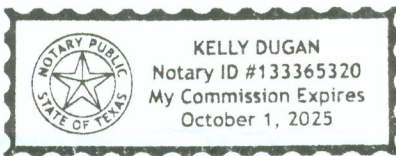
By: \_\_\_\_\_

Mark Penny, President

THE STATE OF TEXAS

COUNTY OF DENTON

This instrument was acknowledged before me on this 4<sup>th</sup> day of December 2024 by Mark Penny on behalf of Fallbrook Homeowners Association, Inc.



*Kelly Dugan*

AFTER RECORDING, PLEASE RETURN TO:

Fallbrook Homeowners Association, Inc.  
c/o Leann Brown  
617 Belmeade Lane  
Flower Mound, TX 75028