

**Denton County
Juli Luke
County Clerk**

Instrument Number: 95386

ERecordings-RP

HOA MANAGEMENT CERTIFICATE

Recorded On: August 26, 2025 11:37 AM

Number of Pages: 6

" Examined and Charged as Follows: "

Total Recording: \$45.00

******* 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: 95386
Receipt Number: 20250826000319
Recorded Date/Time: August 26, 2025 11:37 AM
User: Lisa V
Station: Station 37

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
PROVIDENCE HOMEOWNERS ASSOCIATION, INC.

THE STATE OF TEXAS §
 §
COUNTY OF DENTON §

The undersigned, being the Managing Agent for Providence Homeowners Association, Inc. ("Association"), a non-profit corporation 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 Providence.
2. Name of Association: The name of the Association is Providence Homeowners Association, Inc.
3. Recording Data for the Subdivision:
 - a. Providence, Phase 1, a subdivision in Denton County, Texas according to the map or plat thereof recorded under Clerk's File No. 2002-R0064392, as amended under Clerk's File No. 2002-R0108100, as amended in Cabinet V, Page 602 *et seq.*, of the Plat Records of Denton County, Texas, and all amendments to or replats of said maps or plats, if any.
 - b. Providence, Phase 1A, a subdivision in Denton County, Texas according to the map or plat thereof recorded under Clerk's File No. 2002-R0159754, as amended under Clerk's File No. 2003-R0023432 of the Plat Records of Denton County, Texas, and all amendments to or replats of said maps or plats, if any.
 - c. Providence, Phase 2, a subdivision in Denton County, Texas according to the map or plat thereof recorded under Clerk's File No. 2002-R0141899 of the Plat Records of Denton County, Texas, and all amendments to or replats of said maps or plats, if any.
 - d. Providence, Phase 4, a subdivision in Denton County, Texas according to the map or plat thereof recorded under Clerk's File No. 2003-R0152028 of the Plat Records of Denton County, Texas, and all amendments to or replats of said maps or plats, if any.
 - e. Harbor Village at Providence, Phase 6B, a subdivision in Denton County, Texas according to the map or plat thereof recorded under Clerk's File No. 2014-361 of the Plat Records of Denton County, Texas, and all amendments to or replats of said maps or plats, if any.

- f. Eagle Village at Providence, Phase 7, a subdivision in Denton County, Texas according to the map or plat thereof recorded under Clerk's File No. 2006-19835 of the Plat Records of Denton County, Texas, and all amendments to or replats of said maps or plats, if any.
- g. Creek Village at Providence, a subdivision in Denton County, Texas according to the map or plat thereof recorded under Clerk's File No. 2004-71557, as amended under Clerk's File No. 2005-155924 of the Plat Records of Denton County, Texas, and all amendments to or replats of said maps or plats, if any.
- h. Island Village at Providence, a subdivision in Denton County, Texas according to the map or plat thereof recorded under Clerk's File No. 2005-84779 of the Plat Records of Denton County, Texas, and all amendments to or replats of said maps or plats, if any.
- i. Providence Addition, Block 1, Lots 1-7, a subdivision in Denton County, Texas according to the map or plat thereof recorded under Clerk's File No. 2018-464 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 Providence.
 - (2) FHA Amendment to Declaration of Covenants, Conditions and Restrictions for Providence.
 - (3) First Supplemental Declaration and Second Amendment of Covenants, Conditions and Restrictions for Providence.
 - (4) Third Amendment to Declaration of Covenants, Conditions and Restrictions for Providence.
 - (5) Fourth Amendment to Declaration of Covenants, Conditions and Restrictions for Providence.
 - (6) Fifth Amendment to Declaration of Covenants, Conditions and Restrictions for Providence.
 - (7) Ratification, Notification & Amendment of Declaration.
 - (8) Assessments Amendment to Declaration of Covenants, Conditions & Restrictions for Providence.
 - (9) Amendment to Declaration of Covenants, Conditions & Restrictions for Providence [Self Help].
 - (10) Amendment to the Declaration of Covenants, Conditions & Restrictions for Providence.
 - (11) Second Supplemental Declaration of Covenants, Conditions and Restrictions for Providence.

- (12) Third Supplemental Declaration of Covenants, Conditions and Restrictions for Providence.
- (13) Fourth Supplemental Declaration of Covenants, Conditions and Restrictions for Providence.
- (14) Supplemental Declaration of Covenants, Conditions and Restrictions for Providence.
- (15) Supplemental Declaration of Covenants, Conditions and Restrictions for Providence.
- (16) Amendment to Declaration of Covenants, Conditions and Restrictions for Providence [Corrective Instrument].

b. Recording Information:

- (1) Denton County Clerk's File No. 2002-R0073755.
- (2) Denton County Clerk's File No. 2002-R0134956.
- (3) Denton County Clerk's File No. 2003-R0021879.
- (4) Denton County Clerk's File No. 2004-15170.
- (5) Denton County Clerk's File No. 2005-151285.
- (6) Denton County Clerk's File No. 2006-34600.
- (7) Denton County Clerk's File No. 2006-153952.
- (8) Denton County Clerk's File No. 2008-94993.
- (9) Denton County Clerk's File No. 2008-135571.
- (10) Denton County Clerk's File No. 2022-82594.
- (11) Denton County Clerk's File No. 2004-17855.
- (12) Denton County Clerk's File No. 2004-106622.
- (13) Denton County Clerk's File No. 2005-85675.
- (14) Denton County Clerk's File No. 2013-87688.
- (15) Denton County Clerk's File No. 2014-128953.
- (16) Denton County Clerk's File No. 2016-41465.

5. Name and Mailing Address of the Association: The name and mailing address of the Association is Providence Homeowners Association, Inc. c/o RealManage, LLC, P.O. Box 803555, Dallas, Texas 75380-3555.

6. The Contact Information for the Association's Designated Representative: The contact information of the designated representative of the Association is:

RealManage, LLC
P.O. Box 803555
Dallas, Texas 75380-3555.
866.473.2573
PHOATX@CiraMail.com

7. The Association's Dedicatory Instruments are Available to Members Online at: www.ciranet.com/residentportal.


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

Description	Fee
Resale Certificate	\$ 375.00
Transfer Fee	\$ 325.00
Refinance Fee	\$ 250.00
Statement of Account	\$ 295.00
Conveyance Fee [Dec, Article X, Sec 10.1]	Upon transfer of a Lot a Conveyance Fee in an amount equal to one-fourth of one percent (0.25%) of the Sales Price shall be due to the Association.

Executed on this 21 day of August, 2025.

PROVIDENCE HOMEOWNERS ASSOCIATION,
INC.

By: RealManage, LLC, Managing Agent

By: 

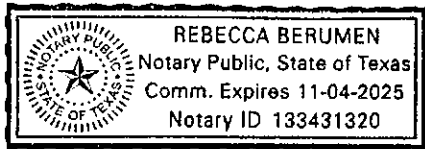
Printed: Brandy Adams


Its: Client Success Manager

*This Management Certificate does not purport to identify every publicly recorded document affecting the Subdivision, or to report all 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 Denton §

BEFORE ME, the undersigned notary public, on this 21st day of August, 2025 personally appeared BRANDY ADAMS, Client Success manager for RealManage, LLC, Managing Agent for Providence Homeowners Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that s/he executed the same for the purpose and in the capacity therein expressed.





Notary Public in and for the State of Texas

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