

**PROPERTY OWNERS ASSOCIATION
MANAGEMENT CERTIFICATE
FOR
TWO SUNSET POINTE HOA**

STATE OF TEXAS §
 § **KNOW ALL MEN BY THESE PRESENTS:**
COUNTY OF DENTON §

Pursuant to the provisions of Section 209.004 of the Texas Property Code, the undersigned property owners' association hereby records this Property Owners Association Management Certificate for **Two Sunset Pointe Homeowners' Association, Inc.**

1. The name of the subdivision is Two Sunset Pointe HOA.
2. The name of the association is Two Sunset Pointe Homeowners Association, Inc.
3. The recording data for the subdivision is as follows:

<u>Subdivision</u>	<u>Recording Data</u>
Two Sunset Pointe Ph.1	Instrument No. 183130, November 6, 2003, Real Property Records of Denton County, Texas.
Two Sunset Pointe Ph.2	Instrument No. 208443, December 31, 2003, Real Property Records of Denton County, Texas.
Two Sunset Pointe Ph.3	Instrument No. 2003- 208446, December 31, 2003, Real Property Records of Denton County, Texas.
Two Sunset Pointe Ph.4	Instrument No. 2003- 208445, December 31, 2003, Real Property Records of Denton County, Texas.
Two Sunset Pointe Ph.5	Instrument No. 2004- 83548, June 25, 2004, Real Property Records

	of Denton County, Texas.
Two Sunset Pointe Ph.6	Instrument No. 2005- 48215, April 26, 2005, Real Property Records of Denton County, Texas.
Amended Two Sunset Pointe Ph.6	Instrument No. 2005- 61403, May 24, 2005, Real Property Records of Denton County, Texas.
Two Sunset Pointe Ph.7	Instrument No. 2006- 56298, May 11, 2006, Real Property Records of Denton County, Texas.
Two Sunset Pointe Ph.8	Instrument No. 2007- 108207, September 7, 2007, Real Property Records of Denton County, Texas.
Two Sunset Pointe Ph.9	Instrument No. 2004- 83550, June 25, 2004, Real Property Records of Denton County, Texas.
Two Sunset Pointe Ph.10	Instrument No. 2005- 108300, August 30, 2005, Real Property Records of Denton County, Texas.
Two Sunset Pointe Ph.11	Instrument No. 2004- 83551, June 25, 2004, Real Property Records of Denton County, Texas.
Two Sunset Pointe Ph.12	Instrument No. 2006- 35167, March 28, 2006, Real Property Records

	of Denton County, Texas.
Two Sunset Pointe Ph.12A	Instrument No. 2005- 108301, August 30, 2005, Real Property Records of Denton County, Texas.
Two Sunset Pointe Ph.13	Instrument No. 2004- 83552, June 25, 2004, Real Property Records of Denton County, Texas.
Two Sunset Pointe Ph.14	Instrument No. 2005- 58978, May 18, 2004, Real Property Records of Denton County, Texas.
Two Sunset Pointe Ph.15	Instrument No. 2005- 70013, June 13, 2005, Real Property Records of Denton County, Texas.
Two Sunset Pointe Ph.16	Instrument No. 2007- 134026, November 14, 2007, Real Property Records of Denton County, Texas.
Two Sunset Pointe Ph.17	Instrument No. 2007- 68648, June 12, 2007, Real Property Records of Denton County, Texas.
Two Sunset Pointe Ph.18	Instrument No. 2007- 68649, June 12, 2007, Real Property Records of Denton County, Texas.
Two Sunset Pointe Ph.19A	Instrument No. 2008- 113421, October 17, 2008, Real Property

	Records of Denton County, Texas.
Two Sunset Pointe Ph.19B	Instrument No. 2010- 122, July 2, 2010, Real Property Records of Denton County, Texas.
Two Sunset Pointe Ph.19C	Instrument No. 2011- 124, June 30, 2011, Real Property Records of Denton County, Texas.
Two Sunset Pointe Ph.20A	Instrument No. 113432, October 17, 2008, Real Property Records of Denton County, Texas.
Two Sunset Pointe Ph.20B	Instrument No. 2010- 171, September 30, 2010, Real Property Records of Denton County, Texas.
Two Sunset Pointe Ph.21	Instrument No. 2011- 178, September 23, 2011, Real Property Records of Denton County, Texas.
Two Sunset Pointe Ph.23A	Instrument No. 2006- 16243, February 10, 2006, Real Property Records of Denton County, Texas.
Two Sunset Pointe Ph.24A	Instrument No. 2015- 344, September 3, 2015, Real Property Records of Denton County, Texas.
Dominion at Lakeview Sunset Pointe Ph. 23	Instrument No. 2012- 202, September 6, 2012, Real Property Records of Denton County, Texas.

Dominion at Lakeview Sunset Pointe Ph. 25	Instrument No. 2014-77, May 23, 2014, Real Property Records of Denton County, Texas.
Dominion at Lakeview Sunset Pointe Ph. 27	Instrument No. 2015-98, May 19, 2015, Real Property Records of Denton County, Texas.
Enclave at Lakeview Sunset Pointe Ph. 22	Instrument No. 2012- 203, September 6, 2012, Real Property Records of Denton County, Texas.
Enclave at Lakeview Sunset Pointe Ph. 24	Instrument No. 2013-50, February 21, 2013, Real Property Records of Denton County, Texas.
Enclave at Lakeview Sunset Pointe Ph. 26	Instrument No. 2014- 178, May 23, 2014, Real Property Records of Denton County, Texas.
Enclave at Lakeview Sunset Pointe Ph. 28	Instrument No. 2015- 445, November 24, 2015, Real Property Records of Denton County, Texas.
Enclave at Lakeview Sunset Pointe Ph. 29	Instrument No. 2015- 446, November 24, 2015, Real Property Records of Denton County, Texas.

4. The recording data for the declaration and any amendments to the declaration is as follows:

Declaration of Covenants, Conditions and Restrictions for Sunset Pointe, recorded September 17, 2003, in Volume 5419 Page 6465 as Instrument 2003-R0156536 (or 2003-156536) of the Real Property Records of Denton County, Texas.

First Amendment to Declaration of Covenants, Conditions and Restrictions for Sunset Pointe recorded December 11, 2003, as

Instrument 2003-200359 of the Real Property Records of Denton County, Texas.

Second Amendment to Declaration of Covenants, Conditions and Restrictions for Sunset Pointe recorded December 9, 2004 as Instrument 2004-0176438, in Volume 5812, Page 01781 of the Real Property Records of Denton County, Texas

Third Amendment to Declaration of Covenants, Conditions and Restrictions for Sunset Pointe recorded on October 5, 2004 as Instrument 2004-130748 of the Real Property Records of Denton County, Texas.

Fourth Amendment to Declaration of Covenants, Conditions and Restrictions for Sunset Pointe recorded February 6, 2007 as Instrument 2007-14945 of the Real Property Records of Denton County, Texas.

Fifth Amendment to Declaration of Covenants, Conditions and Restrictions for Sunset Pointe recorded December 6, 2007, as Instrument 2007-141310 of the Real Property Records of Denton County, Texas.

Sixth Amendment to Declaration of Covenants, Conditions and Restrictions for Sunset Pointe recorded February 26, 2008, as Instrument Number 2008-19679 of the Real Property Records of Denton County, Texas.

Seventh Amendment to Declaration of Covenants, Conditions and Restrictions for Sunset Pointe recorded October 15, 2008, as Instrument Number 2008-112466 of the Real Property Records of Denton County, Texas.

Eighth Amendment to Declaration of Covenants, Conditions and Restrictions for Sunset Pointe recorded May 17, 2010, as Instrument Number 46801 of the Real Property Records of Denton County, Texas.

5. The name and mailing address of the association:

Two Sunset Pointe Homeowners Association, Inc.
c/o SBB Management Company
12801 North Central Expressway
Suite 1401
Dallas, TX 75243

6. The name, mailing address, telephone number, and e-mail address of the person managing the association or the association's designated representative is as follows:

Timothy McConville
c/o SBB Management Company
2300 Dawn Mist Drive
Little Elm, TX 75068
469-362-0580
t.mcconville@sbbmanagement.com

7. The website address of any Internet website on which the association's dedicatory instruments are available in accordance with Section 207.006 is:

www.twosunsetpointe.com

8. The amount and description of a fee or fees charged by the association relating to a property transfer in the subdivision is as follows:

Resale Certificate Fee	\$375.00
Updated Resale Certificate Fee	\$75.00
Transfer Fee	\$275.00
Refinance Fee	\$195.00
Working Capital Contribution	\$150.00

9. Other information the association considers appropriate:

None.

IN WITNESS WHEREOF, this Property Owners Association Management Certificate is hereby executed by its duly authorized agent on this 31st day of May, 2022.

Two Sunset Pointe Homeowners Association, Inc.,
a Texas non-profit corporation

By:

Name: TIMOTHY D. MCCONVILLE
Title: ASSOCIATION MANAGER

ACKNOWLEDGMENT

STATE OF TEXAS §
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COUNTY OF Denton §

This instrument was acknowledged before me on the 31st day of May, 2022, by Timothy D. Meconville of Two Sunset Pointe Homeowners Association, Inc., a Texas non-profit corporation, on behalf of said non-profit corporation.

Joyce E Stauffer
Notary Public in and for the State of Texas

My Commission Expires: 03-06-2026

