

**Denton County  
Juli Luke  
County Clerk**

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**Instrument Number:** 133677

ERecordings-RP

CERTIFICATE

Recorded On: December 19, 2023 02:44 PM

Number of Pages: 5

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

Total Recording: \$42.00

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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: 133677  
Receipt Number: 20231219000531  
Recorded Date/Time: December 19, 2023 02:44 PM  
User: Michael T  
Station: Station 34

**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

**THIRD AMENDED AND RESTATED MANAGEMENT CERTIFICATE  
OF  
SILVERADO COMMUNITY ASSOCIATION, INC.**

The undersigned, being an officer or managing agent of Silverado Community Association, Inc., a Texas nonprofit corporation, and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

THIS CERTIFICATE AMENDS, RESTATES AND REPLACES IN THEIR ENTIRETIES THOSE CERTAIN MANAGEMENT CERTIFICATES OF SILVERADO COMMUNITY ASSOCIATION, INC., INCLUDING BUT NOT LIMITED TO THOSE RECORDED UNDER DOCUMENT NOS. 2018-19583, 2021-164477 AND 2022-153486, OFFICIAL PUBLIC RECORDS OF DENTON COUNTY, TEXAS, AND SHALL CONTROL OVER ALL PREVIOUS MANAGEMENT CERTIFICATES RECORDED FOR SILVERADO COMMUNITY ASSOCIATION, INC. IN THE OFFICIAL PUBLIC RECORDS OF DENTON COUNTY, TEXAS.

1. The name of the subdivision: Silverado.
2. The name of the Association: Silverado Community Association, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: That certain real property in Denton County, Texas, made subject to that certain Declaration of Covenants, Conditions and Restrictions for Silverado, recorded under Document No. 2018-17890, in the Official Public Records of Denton County, Texas, as may be amended from time to time (the "**Declaration**").
4. The recording data for the Declaration and any amendments to the Declaration: See Attachment 1 to this Management Certificate.
5. The name and mailing address of the Association: Silverado Community Association, Inc., c/o Assured Management Incorporated, 2500 Legacy Drive, Suite 220, Frisco, TX 75034.
6. The name, mailing address, telephone number, and email address of the person managing the Association:

Name:	Assured Management Incorporated
Mailing Address:	2500 Legacy Drive, Suite 220, Frisco, TX 75034
Attn.:	Margie Maxwell
Telephone Number:	469-480-8000
Email Address:	info@assuredmanagement.com

7. Website to access the Association's dedicatory instruments:  
[www.silveradocommunity.com](http://www.silveradocommunity.com)

8. Amount and description of fees related to property transfer in the subdivision: The Association fees are in the following amounts:

Working Capital Assessment - \$500.00

Transfer Fee - \$150.00

Resale Certificate Fee - \$375.00

The Association fees cover all costs that the Association incurs related to a property transfer in the subdivision.

*[SIGNATURE PAGE FOLLOWS]*

EXECUTED to be effective on the date this instrument is Recorded.

SILVERADO COMMUNITY ASSOCIATION, INC., a  
Texas nonprofit corporation

By: [Signature]

Name: David L Booth

Title: Asst VP

STATE OF TEXAS

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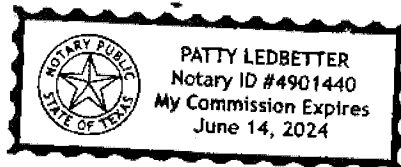
COUNTY OF Dallas

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This instrument was acknowledged before me on 19<sup>th</sup> day of December, 2023  
by David Booth Asst VP of SILVERADO  
COMMUNITY ASSOCIATION, INC., a Texas nonprofit corporation, on behalf of said nonprofit  
corporation.

[SEAL]



[Signature]  
Notary Public Signature

**AFTER RECORDING RETURN TO:**

Robert D. Burton, Esq.  
WINSTEAD PC  
401 Congress Avenue, Suite 2100  
Austin, Texas 78701  
rburton@winstead.com

## ATTACHMENT 1

1. Declaration of Covenants, Conditions and Restrictions for Silverado, recorded under Document No. 2018-17890, Official Public Records of Denton County, Texas.
2. Silverado Community Manual, recorded under Document No. 2018-19566, Official Public Records of Denton County, Texas.
  - (a) Silverado First Supplement to Community Manual, recorded under Document No. 2021-161502, Official Public Records of Denton County, Texas.
  - (b) Silverado Second Supplement to Community Manual, recorded under Document No. 2023-133557, Official Public Records of Denton County, Texas.
3. Silverado Adoption of Working Capital Assessment, recorded under Document No. 2018-19563, Official Public Records of Denton County, Texas.
4. Silverado Notice of Addition of Land to Declaration of Covenants, Conditions and Restrictions, recorded under Document No. 2020-167646, Official Public Records of Denton County, Texas.
5. Notice of Plat Recordation for Silverado [Phase 4], recorded under Document No. 2021-1464, Official Public Records of Denton County, Texas.
6. Notice of Plat Recordation for Silverado [Phases 1C, 2 and 3], recorded under Document No. 2021-1465, Official Public Records of Denton County, Texas.
7. Notice of Plat Recordation for Silverado [Phase 5A], recorded under Document No. 2021-45659, Official Public Records of Denton County, Texas.
8. Notice of Plat Recordation for Silverado [Phase 6], recorded under Document No. 2021-90895, Official Public Records of Denton County, Texas.
9. Notice of Plat Recordation for Silverado [Phase 5B], recorded under Document No. 2021-209710, Official Public Records of Denton County, Texas.
10. Notice of Plat Recordation for Silverado [Phase 7], recorded under Document No. 2022-6145, Official Public Records of Denton County, Texas.
11. Notice of Plat Recordation for Silverado [Silverado West Phase 3], recorded under Document No. 2022-13657, Official Public Records of Denton County, Texas.
12. Notice of Plat Recordation for Silverado [High Country Phase 1], recorded under Document No. 2022-153435 Official Public Records of Denton County, Texas.

## ATTACHMENT 1

SILVERADO COMMUNITY ASSOCIATION, INC.  
THIRD AMENDED AND RESTATED MANAGEMENT CERTIFICATE