

Denton County  
Juli Luke  
County Clerk

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Instrument Number: 70418

ERecordings-RP

CERTIFICATE

Recorded On: June 27, 2025 09:40 AM

Number of Pages: 5

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" Examined and Charged as Follows: "

Total Recording: \$41.00

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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: 70418  
Receipt Number: 20250627000054  
Recorded Date/Time: June 27, 2025 09:40 AM  
User: Kraig T  
Station: Station 21

**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

# MANAGEMENT CERTIFICATE FOR THE TRAILS OF WEST FRISCO COMMUNITY ASSOCIATION INC.

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STATE OF TEXAS

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KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF DENTON

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The undersigned, being the Managing Agent of The Trails of West Frisco Community 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 Trails of West Frisco
2. Name of Association: The Trails of West Frisco Community Association, Inc.
3. Recording Data for Subdivision: The Trails of West Frisco, is an addition to the city of Frisco in Denton County, Texas. The Plats and Certificates of Correction are recorded in the Plats and Real Property Records of Denton County, Texas as:

Phase 1A:	Final Plat recorded as Document 98-R0087337 on Sept. 25, 1998 Certificate of Correction recorded as Document 98-R0097135 on Oct. 27, 1998 Replat recorded as Document 99-R00168165 on Feb. 23, 1999
Phase 1B:	Final Plat recorded as Document 99-R0003520 on Jan. 13, 1999 Certificate of Correction recorded as Document 99-R0030990 on April 1, 1999 Replat recorded as Document 99-R0074380 on July 21, 1999
Phase 1C:	Final Plat recorded as Document 99-R0047588 on May 12, 1999
Phase 2A:	Final Plat recorded as Document 99-R0120917 on Dec. 2, 1999
Phase 2B:	Final Plat recorded as Document 99-R0120918 on Dec. 2, 1999
Phase 2C:	Final Plat recorded as Document 99-R120916 on Dec. 2, 1999 Replat recorded as Document 2003-R0028300 on Feb. 27, 2003
Phase 3:	Final Plat recorded as Document 00-R0101236 on Oct. 18, 2000
Phase 4:	Final Plat recorded as Document 2001-R0101713 on Sept. 27, 2001
Phase 5A:	Final Plat recorded as Document 2001-R0115269 on Oct. 30, 2001 Certificate of Correction recorded as Document 2002-R0102528 on Aug. 5, 2002 Replat recorded as Document 2002-R0026666 on Mar. 1, 2002
Phase 5B:	Final Plat recorded as Document 2004-1635 on Jan. 6, 2004 Replat recorded as Document 2004-49325 on April 19, 2004
Phase 6:	Final Plat recorded as Document 2001-R0053856 on June 5, 2001
Phase 7:	Final Plat recorded as Document 2001-R0086231 on Aug. 20, 2001 Certificate of Correction recorded as Document 2001-R0097678 on Sept. 17, 2001 Certificate of Correction recorded as Document 2003-R0121543 on July 30, 2003

- Replat recorded as Document 2004-114074 on Aug. 24, 2004
- Phase 8: Final Plat recorded as Document 2002-R0022095 on Feb. 21, 2002  
 Certificate of Correction recorded as Document 2006-22665 on Feb. 28, 2006  
 Replat recorded as Document 2003-R0087311 on June 5, 2003  
 Replat recorded as Document 2006-67549 on June 6, 2006  
 Replat recorded as Document 2018-77 on Feb. 6, 2018
- Phase 9: Final Plat recorded as Document 2002-R0035499 on Mar. 21, 2002
- Phase 10: Final Plat recorded as Document 2002-R0050189 on April 22, 2002
- Phase 11: Final Plat recorded as Document 2005-6957 on Jan. 18, 2005
- Phase 13: Final Plat recorded as Document 2005-15358 on Feb. 8, 2005
- Phase 14: Final Plat recorded as Document 2005-90973 on July 26, 2005
- Phase 15: Final Plat recorded as Document 2006-46996 on April 21, 2006

4. **Recording Data for Declaration:** The recording data for the Declaration is recorded in the Real Property Records of Denton County, Texas as:
- a. Declaration of Covenants, Conditions & Restrictions recorded as Document number 98-R0091788
  - b. Supplement to Declaration recorded as Document number 00-R0015526
  - c. Second Supplement to Declaration recorded as Document number 00-R0019060
  - d. Amendment to & Correction of Declaration recorded as Document number 00-R0078926
  - e. Re-recording & Correction of Supplement for Annexation to Declaration recorded as Document number 00-R0078927
  - f. Re-recording & Correction of Supplement for Annexation to Declaration recorded as Document number 00-R0078928
  - g. Amendment to Declaration recorded as Document number 2005-61347
  - h. Amendment to Declaration recorded as Document number 2005-65232
  - i. First Amendment to Declaration recorded as Document number 2009-20768
  - j. Second Amendment to Declaration recorded as Document number 2011-120746
  - k. Recission of Second Amendment to the Declaration filed for record as Document number 2015-54608
  - l. Second Amendment to the Declaration recorded as Document number 2025-69523
5. **Name and Mailing Address of Association:** The Trails of West Frisco Community Association Inc, c/o Principal Management Group of North Texas, 801 E. Campbell Road, Suite 620, Richardson, Texas 75081
6. **Name, Mailing Address, Telephone Number and Email Address of Person Managing the Association or its Designated Representative:** Principal Management Group of North Texas, 801 E. Campbell Road, Suite 620, Richardson, Texas 75081; 214-368-4030; NTXcustomer@associa.us
7. **Website Address of the Association:** [www.townsq.io](http://www.townsq.io)

8. Fees Charged by Association Related to Transfer of Property:

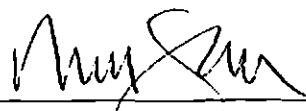
- a. Resale Certificate Package: \$370
- b. Mandatory Covenant Compliance Inspection on Resale: \$150
- c. Resale Certificate Update: \$75
- d. Expediate Fee for Resale Certificate prior to 10 business day delivery obligation:
  - i. \$315 for 1 business day delivery expedite
  - ii. \$195 for 3 business day delivery expedite
- e. New account setup fee to establish new owner's account in the association records: \$75
- f. Legacy Account Closure fee to close and archive departing owner's account: \$220
- g. Transfer Fee: \$100
- h. Working Capital Fee: three (3) times the amount of Annual Assessment
- i. Statement of Account with mandatory Covenant Compliance Inspection: \$350
- j. Refinance Statement of Account: \$75
- k. Lender Questionnaire Package: \$175
  - i. Optional Covenant Compliance Inspection with Lender Questionnaire Package: \$150
  - ii. Custom Lender Questionnaire: \$140
- l. Covenant Compliance Inspection without a Resale Certificate Package: \$190

9. Other Information the Association Considers Appropriate: Prospective purchasers are advised to independently examine the Association's governing documents and dedicatory instruments, including its Declaration and Bylaws, and any amendments thereto, together with obtaining an official Resale Certificate and performing a comprehensive physical inspection of the lot/residence and common areas of the Association prior to purchase.

On June 24, 2025, the Declaration was amended to add rental restrictions, which includes but is not limited to prohibiting short terms rentals, limiting the number of rental properties in the community, and requiring a 12 month ownership period prior to leasing. All prospective buyers are advised to examine the Second Amendment of the Declaration.

Executed on this 26<sup>TH</sup> day of JUNE, 2025.

THE TRAILS OF WEST FRISCO COMMUNITY  
ASSOCIATION, INC., acting by and through its managing  
agent, Principal Management Group of North Texas

  
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Mark Southall, Branch President

STATE OF TEXAS

COUNTY OF DENTON

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ACKNOWLEDGMENT

This instrument was acknowledged before me on this the 26<sup>th</sup> day of June 2025 by Mark Southall, Branch President of Principal Management Group of North Texas, and Managing Agent of The Trails of West Frisco Community Association, Inc., a nonprofit corporation, on behalf of such corporation.

  
\_\_\_\_\_  
Notary Public, State of Texas

AFTER RECORDING RETURN TO:

Principal Management Group of North Texas  
801 E. Campbell Road, Suite 620  
Richardson, Texas 75081

