

**Denton County
Juli Luke
County Clerk**

Instrument Number: 50128

ERecordings-RP

AFFIDAVIT

Recorded On: April 05, 2022 11:35 AM

Number of Pages: 4

" Examined and Charged as Follows: "

Total Recording: \$38.00

******* 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: 50128
Receipt Number: 20220404000918
Recorded Date/Time: April 05, 2022 11:35 AM
User: Diana P
Station: Station 37

Record and Return To:

eRecording Partners



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

This Management Certificate is being recorded by the SYCAMORE COVE HOMEOWNERS ASSOCIATION (the AAssociation@) in compliance with the terms of Chapter 209 of the Texas Property Code, with regard to the following subdivision:

<u>Document</u>	<u>Recording Data for Document</u>	<u>Recording Data for Subdivision</u>
Declaration of Covenants, Conditions and Restrictions for Sycamore Cove	Denton County Document No. 32888	As shown in the Declaration, as supplemented
Instrument to Record Dedictory Instruments Certificate of Formation Bylaws	Denton County Document No. 32888	As shown in the Declaration, as supplemented
Community Policy Manual containing: Collection/Payment Policy Records Production/Copying Policy Document Retention Policy Solar Energy Devices Policy Shingles Criteria Policy, 209 (Violations) Hearing Policy Flag Display Policy Standby Electric Generator Policy Rainwater Harvesting System Policy Swimming Pool Enclosures Policy Religious Display Policy Security Measures Policy Statutory Notice of Posting and Recordation Of Association Governance Documents Email Registration Policy	Denton County Clerk=s Document No. _____	As shown in the Declaration, as supplemented

Name and Mailing Address for Association

c/o Neighborhood Management, Inc.
1024 S. Greenville Ave., Ste 230
Allen, Texas 75002

**Name and Mailing Address of Person Managing
the Association or its Designated Representative**

Jenn Callahan
Neighborhood Management, Inc.
1024 S. Greenville Ave., Ste 230
Allen, Texas 75002

Telephone Number to contact the Association

(972) 359-1548

Email Address to contact the Association

For management certificate: managementcertificate@nmitx.com
For resale and refinance information: <https://www.homewisedocs.com/>

Association Website

<https://neighborhoodmanagement.com>

Additional association documents are available through the Association's website(s) listed above.

Transfer of Title Fees

Annual Assessment	\$750.00
Capitalization Fee	\$375.00
Transfer Fee:	\$250.00
Resale Certificate Fee:	\$375.00
Updated Resale Certificate Fee:	\$75.00 for up to 180 days from date of certificate After 180 days, new certificate must be purchased
Optional Inspection Fee:	\$150.00

Prospective Purchasers are advised to independently examine all dedicatory instruments and governing documents for the Association, as well as performing a physical inspection of the property and common areas before purchase. This Updated Management Certificate does not purport to identify every publicly recorded document affecting the Subdivision or Association. No person should rely on this Updated Management Certificate for anything other than identifying

and contacting the Association. The information set forth in this Management Certificate may be amended by the recordation of an Amended Management Certificate.

Executed on this the 30 day of March, 2022.

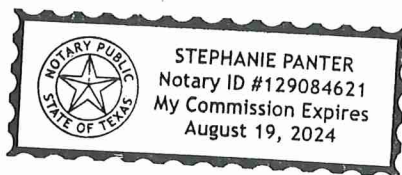
SYCAMORE COVE HOMEOWNERS
ASSOCIATION

By: Brooke Halstone
Name: Brooke Halstone
Title: President

State of Texas

County of Dallas

This instrument was acknowledged before me on the 30 day of March, 2022, by Brooke Halstone, the President of Sycamore Cove Homeowners Association, a Texas nonprofit corporation, on behalf of such corporation.



[Signature]
Notary Public, State of Texas