

**Denton County  
Juli Luke  
County Clerk**

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**Instrument Number:** 16489

ERecordings-RP

PROPERTY ASSOC MGMT CERT

Recorded On: February 19, 2025 10:29 AM

Number of Pages: 6

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

Total Recording: \$45.00

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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: 16489  
Receipt Number: 20250219000126  
Recorded Date/Time: February 19, 2025 10:29 AM  
User: Joy R  
Station: Station 19

**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

**AFTER RECORDING RETURN TO:**

Judd A. Austin, Jr., Esq.  
Henry Oddo Austin & Fletcher  
1700 Pacific Avenue  
Suite 2700  
Dallas, Texas 75201

STATE OF TEXAS           §  
                                     §  
COUNTY OF DENTON    §

**PROPERTY OWNERS' ASSOCIATION  
MANAGEMENT CERTIFICATE  
MAJESTIC GARDENS (FRISCO) HOMEOWNERS ASSOCIATION, INC.**

This MANAGEMENT CERTIFICATE (this "Certificate") is made effective as of February 19<sup>th</sup>, 2025, by Majestic Gardens (Frisco) Homeowners Association, Inc. a Texas non-profit corporation (the "Association").

**W I T N E S S E T H**

WHEREAS, Majestic Gardens (Frisco) Homeowners Association, Inc. a Texas limited liability company ("Declarant") has previously placed of record that certain Declaration of Covenants, Conditions, and Restrictions for Majestic Gardens (Frisco) Homeowners Association, Inc., dated September 6<sup>th</sup>, 2017 (the "Declaration") recorded in Document Number 110127, in the Official Public Records in Denton County, Texas which Declaration is incorporated herein for all purposes.

WHEREAS, the Association has caused this Certificate to be prepared and filed in accordance with the provisions of the Texas Residential Property Owners Protection Act as provided in Section 209.004 of the Texas Property Code.

NOW, THEREFORE, the undersigned hereby certifies as follows on behalf of the Association:

1. Name of the Subdivision. The names of the Subdivisions which are subject to the Declaration are set forth in Exhibit A attached hereto.
2. Name of the Association. The name of the Association is Majestic Gardens (Frisco) Homeowners Association, Inc.
3. Recording Data for the Subdivision. Recording data for the Subdivisions are set forth on Exhibit A attached hereto.
4. Recording Data for the Declaration. The recording data for the Declaration is recorded in Document Number 110127, Official Public Records in Denton County, Texas. Recording data for amendments to the Declaration is set forth on Exhibit A attached hereto.

5. Mailing Address of the Association and Contact Information for Managing Agent. The current mailing address for the Association is Majestic Gardens (Frisco) Homeowners Association, Inc., c/o Insight Association Management, 275 W. Campbell Road, Suite 620, Richardson, TX 75080. The Association's managing agent is Insight Association Management, 275 W. Campbell Road, Suite 620, Richardson, TX 75080, phone number (214) 494-6002, and email address [resales@insightam.com](mailto:resales@insightam.com).
6. Association Website. The current website for the Association where current versions of the dedicatory instruments are made available is [www.majesticgardenshoa.com](http://www.majesticgardenshoa.com).
7. Description and Fees Associated to Transfer of Title. The amount and description of fees charged relating to a transfer of title for the Association are set forth in Exhibit C.

IN WITNESS WHEREOF, the undersigned has caused this Certificate to be executed on behalf of the Association in compliance with Section 209.004 of the Texas Property Code and serves to take the place of all Management Certificates previously filed by the Association.

ASSOCIATION:

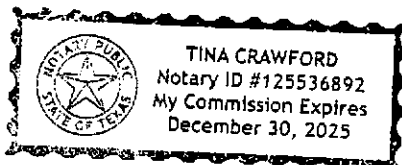
Majestic Gardens (Frisco) Homeowners Association, Inc., a Texas non-profit corporation.

By:   
Bruce Crawford, Managing Agent

THE STATE OF TEXAS   §  
                                     §  
COUNTY OF DENTON   §

This instrument was acknowledged before me on this 19<sup>th</sup> day of February 2025, by Bruce Crawford, Insight Association Management, Managing Agent for Majestic Gardens (Frisco) Homeowners Association, Inc., a Texas non-profit corporation, on behalf of such corporation.

Notary Public in and for the State of Texas



  
Notary Public Signature

## **Exhibit A**

### **(RECORDING DATA FOR THE DECLARATION)**

- Declaration of Covenants, Conditions and Restrictions for Majestic Gardens (Frisco) Homeowners Association, Inc. Recorded in the Property Records of Denton County, Texas Document # 110127 on 09/06/2017.
- First Amendment to the Declaration of Covenants, Conditions, and Restriction for Villages of Majestic Gardens Homeowners Association, Inc. Recorded in the Property Records of Denton County, Texas as Document # 16942 on 02/14/2018.

**Exhibit B**

**(RECORDING DATA FOR THE SUBDIVISION)**

- Final Plat filed on 06/30/2017 as document number 2017-228.

## **Exhibit C**

### **MANAGEMENT FEES:**

1. Premier Resale Disclosure Bundle (TREC Form, Statement of Account, and Association Documents).....	\$450.00
2. Resale Disclosure (TREC Form) and Association Documents.....	\$375.00
3. Resale Disclosure Update.....	\$75.00
4. Transfer Fee.....	\$250.00
5. 5 Day Rush Fee.....	\$75.00
6. 3 Day Rush Fee.....	\$100.00
7. 1 Day Expedited Rush Fee.....	\$200.00
8. Custom Questionnaires.....	\$165.00
9. Association Questionnaires.....	\$125.00