

Denton County
Juli Luke
County Clerk

Instrument Number: 2599

ERecordings-RP

MISCELLANEOUS

Recorded On: January 09, 2024 12:11 PM

Number of Pages: 5

" Examined and Charged as Follows: "

Total Recording: \$41.00

***** 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: 2599
Receipt Number: 20240109000327
Recorded Date/Time: January 09, 2024 12:11 PM
User: Arie G
Station: Station 24

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

**SECOND AMENDED AND RESTATED MANAGEMENT CERTIFICATE
OF
LINDEN HILLS RESIDENTIAL COMMUNITY, INC.**

The undersigned, being an officer of Linden Hills Residential Community, Inc. (the "Association"), and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

THIS CERTIFICATE AMENDS, RESTATES AND REPLACES ALL PREVIOUSLY RECORDED MANAGEMENT CERTIFICATES FOR LINDEN HILLS RESIDENTIAL COMMUNITY, INC., INCLUDING BUT NOT LIMITED TO THOSE RECORDED UNDER DOCUMENT NOS. 2021-174284 AND 2023-29321, OFFICIAL PUBLIC RECORDS OF DENTON COUNTY, TEXAS.

1. The name of the subdivision: Linden Hills.
2. The name of the Association: Linden Hills Residential Community, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: All that certain real property in Denton County, Texas, made subject to that certain Declaration of Covenants, Conditions and Restrictions for Linden Hills, recorded under Document No. 2020-215315 in the Official Public Records of Denton County, as may be amended from time to time (the "Declaration").
4. The recording data for the Declaration with any amendments and/or supplements to the Declaration: The recording data for the Declaration and any amendments and supplements thereto, are particularly described on Exhibit "A" attached hereto and incorporated herein by reference.
5. The name and mailing address of the Association: Linden Hills Residential Community, Inc., c/o CMA Management, 1800 Preston Park Blvd., Suite 200, Plano, Texas 75093.

Name: Linden Hills Residential Community, Inc., c/o CMA Management
Mailing Address: 1800 Preston Park Blvd., Suite 200, Plano, Texas 75093
Attn: Community Manager
Telephone Number: 972-943-2848
Email Address: Closing@cmamanagement.com

6. Website to access the Association's dedicatory instruments:
<https://cma.cincwebaxis.com/>
7. Amount and description of fees related to property transfer in the subdivision: The Association fees are in the following amounts:

Working Capital Assessment - one-half (1/2) of the annual Regular Assessment

Transfer Fee - \$175.00

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.

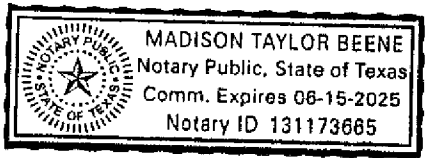
LINDEN HILLS RESIDENTIAL COMMUNITY, INC.,
a Texas nonprofit corporation

By: [Signature]
Name: Kyle Dickerson
Title: President

STATE OF TEXAS §
 §
COUNTY OF Dallas §

This instrument was acknowledged before me this 8 day of January, 2024, by Kyle Dickerson, President of Linden Hills Residential Community, Inc., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

[SEAL]



[Signature]
Notary Public Signature

AFTER RECORDING RETURN TO:
KRISTI E. STOTTS, ESQ.
WINSTEAD PC
401 CONGRESS AVE., SUITE 2100
AUSTIN, TEXAS 78701
KSTOTTS@WINSTEAD.COM

EXHIBIT "A"

RECORDING DATA FOR THE DECLARATION AND RELATED DOCUMENTS

1. Declaration of Covenants, Conditions and Restrictions for Linden Hills, recorded under Document No. 2020-215315 in the Official Public Records of Denton County, Texas.
 - (a) First Amendment to Declaration of Covenants, Conditions and Restrictions for Linden Hills, recorded under Document No. 2021-164949 in the Official Public Records of Denton County, Texas
2. Linden Hills Adoption of Working Capital Assessment, recorded under Document No. 2020-215431 in the Official Public Records of Denton County, Texas.
3. Linden Hills Community Manual, recorded under Document No. 2020-215432 in the Official Public Records of Denton County, Texas.
 - (a) Linden Hills First Supplement to Community Manual, recorded under Document No. 2021-158444 in the Official Public Records of Denton County, Texas.
 - (b) Linden Hills Second Supplement to Community Manual, recorded under Document No. 2024-2462 in the Official Public Records of Denton County, Texas.
4. Linden Hills Notice of Addition of Land [Phase 3], recorded under Document No. 2023-26854 in the Official Public Records of Denton County, Texas.
5. Linden Hills Notice of Plat Recordation [Phases 1, 2 and 2A], recorded under Document No. 2023-26849 in the Official Public Records of Denton County, Texas.

EXHIBIT "A"

LINDEN HILLS RESIDENTIAL COMMUNITY, INC.
SECOND AMENDED AND RESTATED MANAGEMENT CERTIFICATE