

**Denton County  
Juli Luke  
County Clerk**

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**Instrument Number:** 12558

ERecordings-RP

MISCELLANEOUS

**Recorded On:** February 07, 2025 10:02 AM

**Number of Pages:** 4

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

**Total Recording:** \$37.00

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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:** 12558  
**Receipt Number:** 20250207000183  
**Recorded Date/Time:** February 07, 2025 10:02 AM  
**User:** Jennifer K  
**Station:** Station 18

**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.  
Henry Oddo Austin & Fletcher, P.C.  
1717 Main Street  
Suite 4600  
Dallas, Texas 75201**

STATE OF TEXAS           §  
                                     §  
COUNTY OF DENTON     §

**PROPERTY OWNERS' ASSOCIATION  
MANAGEMENT CERTIFICATE  
FOR  
HOA OF HAMILTON PARK, INC.**

This PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE (this "*Certificate*") is made on behalf of HOA OF HAMILTON PARK, INC., a Texas non-profit corporation (the "*Association*").

**WITNESSETH:**

**WHEREAS**, that certain Declaration of Covenants, Conditions, Restrictions and Easements for Hamilton Park is filed as Instrument No. 2018-5204 *et. seq.* and recorded in the Official Public Records of Denton County, Texas, as supplemented or amended, is incorporated herein for all purposes (collectively, the "*Declaration*").

**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 name of the subdivision subject to the Declaration is Hamilton Park.
2.     **Name and Mailing Address of the Association.** The name of the Association is HOA of Hamilton Park, Inc., and its mailing address is c/o RealManage, LLC ("*RealManage*"), P.O. Box 803555, Dallas, Texas 75380.
3.     **Recording Data for the Subdivision.** The recording data for the subdivision is Hamilton Park, an Addition to the City of Carrollton, Denton County, Texas, according to the Plat recorded as Instrument No. 2018-24 filed in the Official Plat/Map Records of Denton County, Texas.
4.     **Recording Data for the Declaration.** The Declaration is filed as Instrument No. 2018-5204 of the Official Public Records of Denton County, Texas; and is amended by that certain

First Amendment to Declaration of Covenants, Conditions, Restrictions and Easements for Hamilton Park, filed as Instrument No. 2018-10618 and recorded in the Official Public Records of Denton County, Texas, along with any additional amendments thereof or supplements thereto recorded in the Official Public Records of Denton County, Texas.

5. **Name and Contact Information for the Managing Agent of the Association.** The current name and mailing address for the Association's managing agent is c/o RealManage, P.O. Box 803555, Dallas, Texas 75380, telephone number is (866) 473-2573, and email address is [hofhamil@ciramail.com](mailto:hofhamil@ciramail.com)

6. **Website.** The Association's website may be found at [www.ciranet.com/residentportal](http://www.ciranet.com/residentportal).

7. **Fees Due Upon Property Transfer.** Fees charged relating to a property transfer are:

Type of Property Transfer	Dollar Amount
Resale Certificate	\$375.00
Conveyance/Transfer Fee	\$325.00
Refinance Fee	\$250.00
Statement of Account	\$295.00

8. **Resale Certificates.** Resale Certificates and other information regarding the Association may be requested by contacting the Association c/o RealManage via [www.realmanage.com/closingportal](http://www.realmanage.com/closingportal), or by telephone number at (866) 473-2573. Alternatively, you may contact the office for RealManage at P.O. Box 803555, Dallas, Texas 75380 or by email address at [www.realmanage.com/closingportal](http://www.realmanage.com/closingportal)

**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. This Certificate shall serve to take the place of all Management Certificates previously filed on behalf of the Association.

**ASSOCIATION:**

**HOA OF HAMILTON PARK, INC.,  
a Texas non-profit corporation**

By: RealManage, LLC  
Its: Managing Agent

By: Crystal Avendano  
Crystal Avendano, Managing Agent

STATE OF TEXAS       §  
                                  §  
COUNTY OF DALLAS   §

This instrument was acknowledged before me on the 4 day of February, 2025, by Crystal A. Anderson, Managing Agent with RealManage, LLC, the Managing Agent of HOA of Hamilton Park, Inc., a Texas non-profit corporation.

Willie DeLores Murray  
Notary Public, State of Texas

