



VG-418-2025-104943

**Denton County
Juli Luke
County Clerk**

Instrument Number: 104943

Real Property Recordings

PROPERTY ASSOC MGMT CERT

Recorded On: September 18, 2025 02:10 PM

Number of Pages: 3

" Examined and Charged as Follows: "

Total Recording: \$33.00

******* 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: 104943
Receipt Number: 20250918000384
Recorded Date/Time: September 18, 2025 02:10 PM
User: John M
Station: Station 18

Record and Return To:

AAMC
2651 SAGEBRUSH DR #104

FLOWER MOUND TX 75028



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

**PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE FOR
HIGHLAND COURT FLOWER MOUND
HOMEOWNERS ASSOCIATION, INC.**

This MANAGEMENT CERTIFICATE (this "*Certificate*") is made on behalf of HIGHLAND COURT FLOWER MOUND HOMEOWNERS ASSOCIATION, INC., a Texas non-profit corporation (the "*Association*").

W I T N E S S E T H:

WHEREAS, that certain Declaration of Covenants, Conditions and Restrictions for Highland Court Flower Mound Homeowners Association, INC. (the "*Declaration*"), was filed on January 14, 2016 and is recorded as Document No. 2016—16, 2017-491, 2017-89117 in the Official Public Records of Denton County, Texas, which Declaration, as supplemented or amended, 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 Subdivisions.** The subdivision is known generally as Highland Court Flower Mound Homeowners Association, INC., and the plats for said subdivision are as follows:

Highland Court Plat 2016-16

2. **Name and Mailing Address of the Association.** The name of the Association is Highland Court Flower Mound Homeowners Association, INC. The mailing address for the Association is 2651 Sagebrush dr #104 Flower Mound, TX 75028.

3. **Recording Data for the Subdivision.** The recording data for each plat in the subdivision is described as follows: 2016-16 in the Official Public Records of Denton County, Texas.

4. **Recording Data for the Declaration.** The Declaration is recorded as Instrument No. 2017-491 & 2017-89117 in the Official Public Records of Denton County, Texas.

5. **Name of and Contact Information for the Managing Agent of the Association.** The Association's managing agent is Accelerated association Management Company 2651 Sagebrush Dr #104 Flower Mound, TX 75028.; telephone 972-372-0752; facsimile 972-372-0680; and email info@acceleratedmgmt.com

6. **Website.** The Association's website may be found at www.acceleratedmgmt.com

7. **Fees Due Upon Property Transfer.** The maximum Fees to be charged relating to a property transfer are: (i) \$375 as transfer/resale disclosure/estoppel fee; (ii) \$300 for admin transfer; (iii) \$200 rush fee; (iv) \$225 for Lender Questionnaire- Standard; (v) \$275 for Lender Questionnaire-Custom; (vi) \$300 Working Capital/Reserve Fee

- **Resale Certificates.** Resale Certificates may be requested by contacting the Association www.acceleratedmgmt.com

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 replace all Management Certificates previously filed by the Association.

Signed this 9 day of September 2025

Highland Court Flower Mound Homeowner Association, LLC

By: [Signature]
Jamie Morris- Accelerated Association Management Company, LLC, Agent

Sworn to and was acknowledged before me, under my official hand and seal of office this 9 day of September, 2025 By Jamie Morris a Duly Authorized Officer/Agent.

[Signature]
Notary Public
State of Texas

Ashley Hughes Washer
Printed Name

My Commission Expires: 2-11-2026

After Recording, Please
Return To:
AAMC
2651 Sagebrush DR #104
Flower Mound, TX 75028
info@acceleratedmgmt.com
972-372-0752 (o)
972-372-0680 (f)

