

STATE OF TEXAS §
 §
COUNTY OF DENTON §

**PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE FOR
TERRACINA HOME OWNERS' ASSOCIATION, INC.**

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

WITNESSETH:

WHEREAS, that certain Declaration of Covenants, Conditions and Restrictions for Terracina Homeowners' Association Inc, (the "*Declaration*"), was filed on June 27, 2011, and is recorded as Instrument No. No. 2011-58584 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 Terracina Homeowners' Association Inc, and the plats for said subdivision are denominated as follows: Terracina Phase 1, Terracina Phase11, Terracina Phase 111.

2. **Name and Mailing Address of the Association.** The name of the Association is Terracina Homeowners' Association, Inc. The mailing address for the Association is 1079 W Round Grove RD #300-355 Lewisville, TX 75067

3. **Recording Data for the Subdivision.** The recording data for each plat in the subdivision is described as instrument No. 2011-114, 2014-32, 2017-404 in the Official Public Records of Denton County, Texas.

4. **Recording Data for the Declaration.** The Declaration is recorded as Instrument No. 2011-58584 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., 1079 W Round Grove Rd #300-355 Lewisville, TX 75067.; telephone 972-372-0752; facsimile 972-372-0680; and email admin@acceleratedmgmt.com.

6. **Website.** The Association's website may be found at www.terracina.us.
7. **Fees Due Upon Property Transfer.** The maximum fees to be charged relating to a property transfer are: (i) \$375 as resale disclosure/estoppel fee; (ii) The maximum fee to be charged for transfer is \$450; (iii) The maximum resale fees to be charged for a resale certificate/estoppel update; is \$75; (iv) The maximum fees to be charged for a rush fee is \$200; (v) The maximum fees to be charged for a Lender Questionnaire - Standard is \$225; (vi) The maximum fees to be charged for a Lender Questionnaire - Custom is \$275; (vii) a maximum fee of \$2,500 Working Capital/Reserve Fee; and (viii) a maximum fee of \$450 transfer fee following a trustee sale or foreclosure.
8. **Resale Certificates.** Resale Certificates may be requested by contacting the Association c/o admin@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.

ASSOCIATION:

**TERRACINA HOMEOWNERS'
ASSOCIATION, INC.**

IN WITNESS WHEREOF, this management Certificate is hereby executed by its duly authorized agent on this 26 day of June, 2023.

By: [Signature]
Jamie Morris, Accelerated Association Management Company, INC,

Sworn to, acknowledged, and subscribed before me, under my official hand and seal of office this 26th day of June, 2023 by Jamie Morris agent for Terracina HOA

After Recording Please Return To:
AAMC
1079 W. Round Grove Rd
300-355
Lewisville, TX 75067

[Signature]
Notary Public
State of Texas

Jamie Louthan
Printed Name
My Commission Expires: 9/19/25

