

Denton County
Juli Luke
County Clerk

Instrument Number: 195017

ERecordings-RP

MISCELLANEOUS

Recorded On: October 22, 2021 02:08 PM

Number of Pages: 5

" Examined and Charged as Follows: "

Total Recording: \$42.00

***** 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: 195017
Receipt Number: 20211022000547
Recorded Date/Time: October 22, 2021 02:08 PM
User: Terri B
Station: Station 20

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

MAPLE LEAF HOMEOWNERS ASSOCIATION

MANAGEMENT CERTIFICATE

STATE OF TEXAS §
 §
COUNTY OF DENTON §

KNOWN ALL MEN BY THESE PRESENTS:

Pursuant to the provisions of Section 209.004 of the Texas Property Code, the undersigned property owner's association hereby records this Management Certificate for Maple Leaf Homeowners Association.

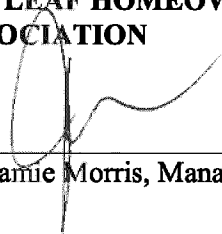
1. The name of the subdivision is: Maple Leaf.
2. The name of the Association is: Maple Leaf Homeowners Association (the "Association").
3. The recording data for the subdivision is as follows: See Exhibit "A" attached hereto.
4. The recording data for the Declaration is as follows:
 - (i) Declaration of Covenants, Conditions and Restrictions of Maple Leaf Townhomes, filed for record on January 22, 2002, as Instrument Number 2002-R0008691, in the Official Public Records of Denton County, Texas.
 - (ii) Amendment to the Declaration of Covenants, Conditions and Restrictions of Maple Leaf Townhomes, filed for record on May 13, 2002, as Instrument Number 2002-R0060343, in the Official Public Records of Denton County, Texas.
5. The name and mailing address of the Association: Maple Leaf Homeowners Association, c/o Accelerated Association Management Company, LLC., 1079 W. Round Grove Rd., #300-355, Lewisville, Texas, 75067, Telephone Number: 972-372-0752, Email Address: j.morris@acceleratedmgmt.com.
6. The name and mailing address of the person managing the Association: Accelerated Association Management Company, LLC., Attn: Jamie Morris, 1079 W. Round Grove Rd., #300-355, Lewisville, Texas, 75067, Telephone Number: 972-372-0752, Email Address: j.morris@acceleratedmgmt.com
7. The website address of the Association: <https://www.mapleleafhoa.com>
8. The amount and description of a fee or fees charged by the Association relating to a property transfer in the subdivision:
 - Resale Fee \$375.00
 - Transfer Fee \$300.00

9. Other information the Association considers appropriate: Prospective purchasers are advised to independently examine the Declaration, By-Laws, and all other governing documents of the Association, together with obtaining an official Resale Certificate and performing a comprehensive physical inspection of the lot/home and common areas, prior to purchase.

IN WITNESS WHEREOF, this Management Certificate is hereby executed by its duly authorized managing agent on the 21 day of October 2021.

**MAPLE LEAF HOMEOWNERS
ASSOCIATION**

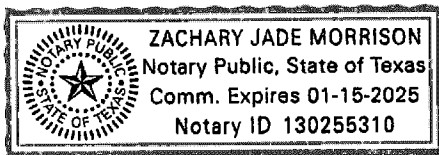
By:



Jamie Morris, Managing Agent

STATE OF TEXAS §
§
COUNTY OF Denton §

This instrument was acknowledged before me on this 21 day of October, 2021, by Jamie Morris, the Managing Agent of Maple Leaf Homeowners Association, a Texas property owners association, on behalf of said Texas property owners association.





Notary Public in and for the State of Texas

Exhibit "A"

1. Declaration of Covenants, Conditions and Restrictions of Maple Leaf Townhomes, filed for record on January 22, 2002, as Instrument Number 2002-R0008691, in the Official Public Records of Denton County, Texas.
2. Amendment to the Declaration of Covenants, Conditions and Restrictions of Maple Leaf Townhomes, filed for record on May 13, 2002, as Instrument Number 2002-R0060343, in the Official Public Records of Denton County, Texas.
3. Tax Certificates, filed for record on June 9, 2005, at Instrument Number 2005-68567 in the Official Public Records of Denton County, Texas.
4. Residential Area Covenants, filed for record on September 12, 2007, at Instrument Number 2007-109329 in the Official Public Records of Denton County, Texas.
5. Tax Certificates, filed for record on January 4, 2008, at Instrument Number 2008-990 in the Official Public Records of Denton County, Texas.
6. Notice of Filing of Dedicatory Instruments, filed for record on August 16, 2010, at Instrument Number 2010-80272 (which contains Exhibit "A" - 1. Amended Satellite Dish Installation Policy, 2. Bylaws of Maple Leaf Homeowners Association (adopted January 9, 2006), 3. Articles of Incorporation (filed with the Texas Secretary of State on May 14, 2002) in the Official Public Records of Denton County, Texas.
7. Notice of Filing of Dedicatory Instruments, filed for record on December 20, 2010, at Instrument Number 2010-126226 (which contains Exhibit "A" - Collection Activity Performed by Principal Management Group) in the Official Public Records of Denton County, Texas.
8. Second Supplement to the Notice of Filing of Dedicatory Instruments, filed for record on December 29, 2011, at Instrument Number 2011-124062 (which contains Exhibit "A", A-1 Document Inspection and Copying Policy (adopted November 1, 2011; effective January 1, 2012), A-2 Document Retention Policy (adopted November 1, 2011; effective January 1, 2012), A-3 Email Registration Policy (adopted November 1, 2011; effective November 1, 2011), A-4 Solar Energy Device Policy (adopted November 1, 2011; effective November 1, 2011), A-5 Flag Display Policy (adopted November 1, 2011; effective November 1, 2011), A-6 Rainwater Collection Device Policy (adopted November 1, 2011; effective November 1, 2011), A-7 Religious Item Display Policy (adopted November 1, 2011; effective November 1, 2011) in the Official Public Records of Denton County, Texas.
9. Notice of Filing of Dedicatory Instruments for Maple Leaf Homeowners Association filed for record on February 24, 2012, as Instrument Number 2012-18588, in the Official Public Records of Denton County, Texas (which contains: Maple Leaf Homeowners Association, Inc. Assessment Collection Policy)
10. Notice of Filing of Dedicatory Instruments for Maple Leaf Homeowners Association filed for record on September 24, 2012, as Instrument Number 2012-107232, in the Official Public Records of Denton County, Texas (which contains: Maple Leaf HOA Policy - Inside Repair Responsibilities - January 22, 2008) in the Official Public Records of Denton County, Texas.

11. Maple Leaf Board Resolution - Association Records Retention, Production and Copying Policy, filed for record on February 25, 2015, at Instrument Number 2015-18057 in the Official Public Records of Denton County, Texas.
12. Maple Leaf Board Resolution - Violation Fine Structure, filed for record on March 9, 2015, at Instrument Number 2015-27602 in the Official Public Records of Denton County, Texas.
13. Maple Leaf Homeowners Association - Board Resolution Regarding Soaker Hoses, filed for record on October 25, 2016, as Instrument Number 134709, in the Official Public Records of Denton County, Texas.
14. Maple Leaf Homeowners Association, Inc. - Antenna/Satellite Dish Policy, filed for record on April 19, 2017, at Instrument Number 45330 in the Official Public Records of Denton County, Texas.
15. Maple Leaf Homeowners Association, Inc. Board Resolution on Fine Structure, filed for record on May 14, 2019, at Instrument Number 54683 in the Official Public Records of Denton County, Texas.