

**Denton County  
Juli Luke  
County Clerk**

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**Instrument Number:** 137555

ERecordings-RP

PROPERTY ASSOC MGMT CERT

Recorded On: December 08, 2025 04:04 PM

Number of Pages: 6

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

Total Recording: \$45.00

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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: 137555  
Receipt Number: 20251208000644  
Recorded Date/Time: December 08, 2025 04:04 PM  
User: Calinda B  
Station: Station 20

**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., Esq. Henry  
Oddo Austin & Fletcher 1700  
Pacific Avenue  
Suite 2700  
Dallas, Texas 75201

STATE OF TEXAS           §  
  §  
COUNTY OF DENTON   §

**PROPERTY OWNERS' ASSOCIATION  
MANAGEMENT CERTIFICATE FOR  
CHADWICK FARMS COMMUNITY ASSOCIATION, INC.**

This MANAGEMENT CERTIFICATE (this "Certificate") is made effective as of December 4, 2025, by The Chadwick Farms Community Association, Inc., a Texas non-profit corporation (the "Association").

**WITNESSETH**

WHEREAS, Chadwick Farms LTD., a Texas limited partnership has previously placed of record that certain Declarations of Covenants, Conditions and Restrictions for Chadwick Farms Community Association, Inc., dated December 3, 2005, (the "Declaration") recorded in Document No. 2005-154227, Official Public Records of Denton County, Texas.

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 names of the Subdivisions which are subject to the Declaration are set forth in Exhibit A attached hereto.
2.   Name of the Association. The name of the Association is Chadwick Farms Community Association, Inc.
3.   Recording Data for the Subdivision. Recording data for the Subdivisions are set forth on Exhibit A attached hereto.
4.   Recording Data for the Declaration. The recording data for the Declaration is Document No. 2006-154472, Official Public Records of Denton County, Texas. Recording data for amendments to the Declaration is set forth on Exhibit A attached hereto.

5. Mailing Address of the Association and Contact Information for Managing Agent. The current mailing address for the Association is The Chadwick Farms Community Association, Inc., c/o Insight Association Management, 2400 Lakeside Blvd., Suite 550, Richardson, TX 75082. The Association's managing agent is Insight Association Management, 2400 Lakeside Blvd., Suite 550, Richardson, TX 75082, phone number (214) 494-6002, and email address [resales@insightam.com](mailto:resales@insightam.com).
6. Association Website. The current website for the Association where current versions of the dedicatory instruments are made available is <https://engage.goenumerate.com/s/chadwickfarms/>.

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 take the place of all Management Certificates previously filed by the Association.

ASSOCIATION:

Chadwick Farms Community Association, Inc.  
a Texas non-profit corporation.

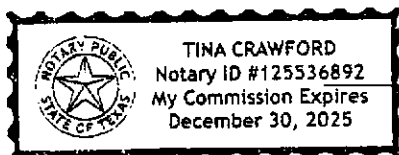
By:

  
Bruce Crawford, Managing Agent

STATE OF TEXAS       §  
                                     §  
COUNTY OF DENTON   §

This instrument was acknowledged before me on this 4th day of December 2025, by Bruce CraMord, Insight Association, Inc., Management, Managing Agent for Chadwick Farms Community Homeowners Association, Inc., a Texas non-profit corporation, on behalf of such corporation.

Notary Public in and for the State of Texas



  
Notary Public Signature

## **Exhibit A**

### **[Recording Data for the Declaration]**

DCCR's are recorded under Document No. 2005-154227 (Recorded on 12/03/2005).

Supplement to DCCR's are recorded under Document No. 2006-125821 (Recorded on 10/10/2006) and 2008-68307 (Recorded on 6/20/2008).

Supplement to DCCR's are recorded under Document No. 2006-127581 (Recorded on 10/16/2006).

## **Exhibit B**

### **[Recording Data for the Subdivision]**

Chadwick Farms Phase 1, Sec. 1 Final Plat filed as Document No. 97431 (Recorded on 08/08/2005).

Chadwick Farms Phase 1, Sec. 2 Final Plat filed as Document No. 97428 (Recorded on 08/08/2005).

Chadwick Farms Phase 1, Sec. S Final Plat filed as Document No. 2011-50 (Recorded on 03/16/2011).

Chadwick Farms Phase 1, Sec. 6 Final Plat filed as Document No. 2009-169 (Recorded on 09/28/2010).

Chadwick Farms Phase 2, Sec. 3 Final Plat filed as Document No. 117747 (Recorded on 09/22/2006).

Chadwick Farms Phase 2, Sec. 4 Final Plat filed as Document No. 125802 (Recorded on 10/10/2006).

Chadwick Farms Phase 2, Sec. 6 Final Plat filed as Document No. 2014-81 (Recorded on 03/03/2014).

Chadwick Farms Phase 3, Sec. 6 Final Plat filed as Document No. 2018-369 (Recorded on 08/22/2018).

## **Exhibit C**

### **[Description and Fees Associated to Transfer of Title]**

#### **Management Fees**

1. Premier Resale Disclosure Bundle (TREC Form, Statement of Account, and Association Documents) .....\$450.00
2. Resale Disclosure (TREC Form) and Association Documents.....\$375.00
3. Resale Disclosure Update.....\$75.00
4. Transfer Fee.....\$250.00
5. 5 Day Rush Fee.....\$75.00
6. 3 Day Rush Fee.....\$100.00
7. 1 Day Expedited Rush Fee.....\$200.00
8. Custom Questionnaires.....\$165.00
9. Association Questionnaires.....\$125.00

#### **Association Fees**

1. Community Enhancement Fee.....0.0025 of the total sale price of the home.