

Denton County
Juli Luke
County Clerk

Instrument Number: 103192

ERecordings-RP

NOTICE

Recorded On: September 24, 2024 12:58 PM

Number of Pages: 8

" Examined and Charged as Follows: "

Total Recording: \$53.00

***** 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: 103192
Receipt Number: 20240924000377
Recorded Date/Time: September 24, 2024 12:58 PM
User: William D
Station: Station 8

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

**PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE
for
SAVANNAH COMMUNITY ASSOCIATION**

STATE OF TEXAS §
 §
COUNTY OF DENTON §

The undersigned, being the Managing Agent of Savannah Community Association, a Texas nonprofit corporation ("Association") organized and existing under the laws of the State of Texas, submits the following information pursuant to and in accordance with Section 209.004 of the Texas Property Code, which supersedes any Management Certificates previously filed by the Association:

1. Name of Subdivision: The name of the Subdivision is Savannah.
2. Name of Association: The name of the Association is Savannah Community Association.
3. Recording Data for the Subdivision:
 - (a) Final Plat Savannah Phase 1 recorded on November 12, 2003, as Document No. 2003-185474, in Cabinet V, Page 360 of the Plat Records of Denton County, Texas;
 - (b) Final Plat Savannah Phase 2 recorded on November 19, 2003, as Document No. 2003-190334, in Cabinet V, Page 382 of the Plat Records of Denton County, Texas;
 - (c) Final Plat Savannah Phase 3 recorded on November 19, 2003, as Document No. 2003-190333, in Cabinet V, Page 378 of the Plat Records of Denton County, Texas;
 - (d) Amending Plat Savannah Phase 2 recorded on February 27, 2004, as Document No. 2004-24149, in Cabinet V, Page 539 of the Plat Records of Denton County, Texas;
 - (e) 2nd Amending Plat Savannah Phase 2 recorded on March 9, 2005, as Document No. 2005-27580, in Cabinet W, Page 136 of the Plat Records of Denton County, Texas;
 - (f) Final Plat Greenview Village at Savannah recorded on April 5, 2005, as Document No. 2005-38957, in Cabinet W, Page 186 of the Plat Records of Denton County, Texas;
 - (g) Final Plat Georgia Village at Savannah Phase I recorded on April 5, 2005, as Document No. 2005-38970, in Cabinet W, Page 189 of the Plat Records of Denton County, Texas;
 - (h) Final Plat Magnolia Boulevard at Savannah recorded on May 26, 2005, as Document No. 2005-62864, in Cabinet W, Page 309 of the Plat Records of Denton County, Texas;
 - (i) Final Plat Sea Pines Village at Savannah Phase 5 recorded on October 12, 2005, as Document No. 2005-126857, in Cabinet W, Page 600 of the Plat Records of Denton County, Texas;

- (j) Replat of Georgia Village of Savannah Phase 1 recorded on November 9, 2005, as Document No. 2005-140139, in Cabinet W, Page 657 of the Plat Records of Denton County, Texas;
- (k) Replat of Greenview Village at Savannah recorded on November 9, 2005, as Document No. 2005-140140, in Cabinet W, Page 662 of the Plat Records of Denton County, Texas;
- (l) Amended Plat Sea Pines Village at Savannah Phase 5 recorded on November 18, 2005, as Document No. 2005-144434, in Cabinet W, Page 673 of the Plat Records of Denton County, Texas;
- (m) Final Plat of Marietta Village I at Savannah Phase 9 recorded on December 21, 2005, as Document No. 2005-157839, in Cabinet W, Page 717 of the Plat Records of Denton County, Texas;
- (n) Final Plat Continental Congress Village at Savannah Phase 6A recorded on September 20, 2006, as Document No. 2006-116148, in Cabinet X, Page 321 of the Plat Records of Denton County, Texas;
- (o) Replat Marietta Village 1 at Savannah Phase 9 recorded on November 29, 2006, as Document No. 2006-145552, in Cabinet X, Page 417 of the Plat Records of Denton County, Texas;
- (p) Replat Lots 9 - 16R & Lot 18R, Block 2 of Savannah Phase 1 recorded on November 30, 2007, as Document No. 2007-139222, in Cabinet Y, Page 89 of the Plat Records of Denton County, Texas;
- (q) Replat Tracts 2A & 2B Savannah Phase 3 recorded on April 22, 2008, as Document No. 2008-42948, in Cabinet Y, Page 336 of the Plat Records of Denton County, Texas;
- (r) Replat of Lot 5, Marietta Village I at Savannah Phase 9 recorded on September 10, 2008, as Document No. 2008-99658, in Cabinet Y, Page 629 of the Plat Records of Denton County, Texas;
- (s) Replat of Lots 12R2 - 16R2, Block 2 Savannah Phase 1 recorded on September 9, 2009, as Document No. 2009-165 of the Plat Records of Denton County, Texas;
- (t) Amending Plat Lot 23, Block 6 Savannah Phase 3 recorded on January 5, 2011, as Document No. 2011-2 of the Plat Records of Denton County, Texas;
- (u) Replat of Lots 12R3 - 16R3, Block 2 Savannah Phase 1 recorded on January 18, 2011, as Document No. 2011-14 of the Plat Records of Denton County, Texas;
- (v) Replat of Lots 2A - 2I, Block 1 Savannah Phase 1 recorded on January 18, 2011, as Document No. 2011-15 of the Plat Records of Denton County, Texas;
- (w) Final Plat Oglethorpe Village at Savannah Phase 8A recorded on August 3, 2011, as Document No. 2011-150 of the Plat Records of Denton County, Texas;
- (x) Final Plat Savannah Phase 10A recorded on September 9, 2011, as Document No. 2011-173 of the Plat Records of Denton County, Texas;
- (y) Replat Isabella Village at Savannah Phase 10A recorded on August 2, 2012, as Document No. 2012-182 of the Plat Records of Denton County, Texas;

- (z) Final Plat Oglethorpe Village at Savannah Phase 8B recorded on August 1, 2013, as Document No. 2013-228 of the Plat Records of Denton County, Texas;
- (aa) Final Plat Isabella Village at Savannah Phase 10B recorded on December 20, 2013, as Document 2013-367 of the Plat Records of Denton County, Texas;
- (bb) Final Plat Oglethorpe Village at Savannah Phase 8D recorded on December 20, 2013, as Document No. 2013-369 of the Plat Records of Denton County, Texas;
- (cc) Final Plat Marietta Village at Savannah Phase 9A recorded on December 20, 2013, as Document No. 2013-368 of the Plat Records of Denton County, Texas;
- (dd) Final Plat Continental Congress Village at Savannah Phase 6C recorded on January 22, 2014, as Document No. 2014-22 of the Plat Records of Denton County, Texas;
- (ee) Final Plat Marietta Village at Savannah Phase 9B recorded on February 18, 2015, as Document No. 2015-66 of the Plat Records of Denton County, Texas;
- (ff) Final Plat Oglethorpe Village at Savannah Phase 8F recorded on September 11, 2015, as Document NO. 2015-350 of the Plat Records of Denton County, Texas;
- (gg) Final Plat Oglethorpe Village at Savannah Phase 8E recorded on September 11, 2015, as Document No. 2015-351 of the Plat Records of Denton County, Texas;
- (hh) Final Plat Isabella Village at Savannah Phase 10C recorded on September 11, 2015, as Document No. 2015-352 of the Plat Records of Denton County, Texas;
- (ii) Final Plat Azalea Village at Savannah Phase 11A recorded on September 11, 2015, as Document No. 2015-358 of the Plat Records of Denton County, Texas;
- (jj) Final Plat Oglethorpe Village at Savannah Phase 8C recorded on May 2, 2017, as Document No. 2017-206 of the Plat Records of Denton County, Texas;
- (kk) Final Plat Azalea Village at Savannah Phase 11B recorded on May 2, 2017, as Document No. 207 of the Plat Records of Denton County, Texas;
- (ll) Replat of Savannah Phase 1 Lots 17R & 18R, Block 2 of the Replat of Lots 9 - 16 & Lot 18, Block 2 of Savannah Phase 1 recorded on June 19, 2019, as Document No. 2019-267 of the Plat Records of Denton County, Texas; and
- (mm) Replat of Lots 2F - R1, 2G - R1 and 2H - R1, Block 1, Savannah Phase 1 recorded on December 21, 2023, as Document No. 2023-432 of the Plat Records of Denton County, Texas.

4. Recording Data for the Declaration*:

- (a) Declaration of Covenants, Conditions and Restrictions for Savannah recorded on October 24, 2003, as Document No. 2003-176314, in Volume 5546, Page 2083 of the Real Property Records of Denton County, Texas;
- (b) Model Home Notice (Amends Declaration of Covenants, Conditions and Restrictions) recorded on April 8, 2004, as Document No. 2004-44149 of the Real Property Records of Denton County, Texas;

- (c) No Medal Sheds Notice (Amends Declaration of Covenants, Conditions and Restrictions) recorded on October 8, 2004, as Document No. 2004-132941, of the Real Property Records of Denton County, Texas;
- (d) Reserves Amendment (Amends Declaration of Covenants, Conditions and Restrictions) recorded on March 16, 2005, as Document No. 2005-30658 of the Real Property Records of Denton County, Texas;
- (e) Declaration of Covenants, Conditions and Restrictions recorded on September 16, 2005, as Document No. 2005-115877 of the Real Property Records of Denton County, Texas;
- (f) 2005 Amendment of Annexation (Supplements Declaration of Covenants, Conditions and Restrictions) recorded on November 3, 2005, as Document No. 2005-137629 of the Real Property Records of Denton County, Texas;
- (g) Declaration of Land Removal & Easements (Amends Declaration of Covenants, Conditions and Restrictions for Town Center Site) recorded on June 27, 2006, as Document No. 2006-77152 of the Real Property Records of Denton County, Texas;
- (h) Declaration of Land Removal & Easements (Amends Declaration of Covenants, Conditions and Restrictions for Entrance Tracts) recorded on June 27, 2006, as Document No. 2006-77153 of the Real Property Records of Denton County, Texas;
- (i) Declaration of Land Removal & Easements (Amends Declaration of Covenants, Conditions and Restrictions for Entrance Tracts) recorded on November 7, 2006, as Document No. 2006-137298 of the Real Property Records of Denton County, Texas;
- (j) Declaration of Land Removal & Easements (Amends Declaration of Covenants, Conditions and Restrictions for Town Center Site) recorded on November 7, 2006, as Document No. 2006-137299 of the Real Property Records of Denton County, Texas;
- (k) Amendment of Annexation (Supplements Declaration of Covenants, Conditions and Restrictions) recorded on February 2, 2007, as Document No. 2007-13748, of the Real Property Records of Denton County, Texas;
- (l) Rent House Rules Amendment (Amends Declaration of Covenants, Conditions and Restrictions) recorded on November 1, 2007, as Document No. 2007-129051 of the Real Property Records of Denton County, Texas;
- (m) Lien Priority Amendment (Amends Declaration of Covenants, Conditions and Restrictions) recorded on October 12, 2010, as Document No. 2010-101731 of the Real Property Records of Denton County, Texas;
- (n) 2010 Amendment of Annexation (Supplements Declaration of Covenants, Conditions and Restrictions) recorded on October 12, 2010, as Document No. 2010-101732 of the Real Property Records of Denton County, Texas;
- (o) 2013 Amendment of Annexation (Supplements Declaration of Covenants, Conditions and Restrictions) recorded on December 2, 2013, as Document No. 2013-141914 of the Real Property Records of Denton County, Texas;

- (p) 2013 Amendment of Annexation (Supplements Declaration of Covenants, Conditions and Restrictions) recorded on February 5, 2014, as Document No. 2014-10262 of the Real Property Records of Denton County, Texas;
- (q) 2014 Amendment of Annexation (Supplements Declaration of Covenants, Conditions and Restrictions) recorded on October 31, 2014, as Document No. 2014-111368 of the Real Property Records of Denton County, Texas;
- (r) 2014 Amendment of Annexation (Supplements Declaration of Covenants, Conditions and Restrictions) recorded on December 23, 2014, as Document No. 2014-129515 of the Real Property Records of Denton County, Texas;
- (s) Amendment to the Declaration of Covenants, Conditions and Restrictions for Savannah recorded on April 27, 2017, as Document No. 201704276000330 of the Real Property Records of Denton County, Texas;
- (t) Amendment to the Declaration of Covenants, Conditions and Restrictions for Savannah recorded on June 6, 2022, as Document No. 2022-83665 of the Real Property Records of Denton County, Texas; and
- (u) Consolidated Declaration of Covenants, Conditions and Restrictions for Savannah recorded on June 6, 2022, as Document No. 2022-83751 of the Real Property Records of Denton County, Texas.

5. Name and mailing address of the Association through its Managing Agent is:

Rebecca Beasley, Community Manager
c/o GrandManors
6400 International Parkway, #1000
Plano, Texas 75093
Phone: (972) 346-3020

The Contact Information for the Association's Designated Representative: The contact information of the designated representative of the Association is: Rebecca Beasley, Community Manager, GrandManors, 6400 International Parkway, #1000, Plano, Texas, 75093, (972) 346-3020, Rebecca.Beasley@GrandManors.com.

6. The Association's Dedicatory Instruments are Available to Members Online at:
Savannah@ciramail.com.

7. The Amount and Description of the Fees and Other Charges by the Association in Connection with a Property Transfer:

Description	Fee
Working Capital Fee	\$160.00
Statement of Account	\$295.00
Conveyance Processing Fee	\$275.00
Refinance Fee	\$250.00
Refinance Certificate Fulfillment Fee	\$375.00
Closing Document Rush Fee	\$200.00
Conveyance Fee Surcharge for Delinquent Accounts	\$150.00
Transfer Fee	\$325.00
Update Request Fee	\$75.00
Transfer Reserve Contribution	\$150.00

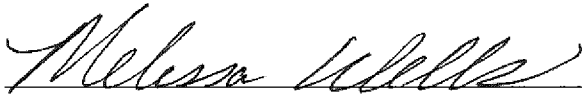
8. Resale Certificates: For Resale Certificates the email address is Service@Ciramail.com or www.CiraCom/ClosingPortal.

ACKNOWLEDGEMENT

The foregoing is a true and correct copy of the Management Certificate for the association identified above.

SAVANNAH COMMUNITY ASSOCIATION,
a Texas nonprofit corporation

By: GRANDMANORS,
As Managing Agent

By: 

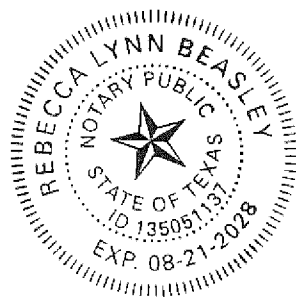
Name: Melissa Wells

Title: Assistant General Manager

*This Management Certificate does not purport to identify every publicly recorded document affecting the Subdivision, or to report every piece of information pertinent to the Subdivision. This Management Certificate should not be relied upon for any purpose other than to provide instruction for identifying and contacting the Association.

STATE OF TEXAS §
 §
COUNTY OF Denton §

BEFORE ME, the undersigned notary public, on this 19th day of September, 2024, personally appeared Melissa Wells Assistant General Manager of GrandManors, as Managing Agent for Savannah Community Association, a Texas nonprofit corporation, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he or she executed same for the purpose and in the capacity therein expressed.



[Signature]
Notary Public in and for the State of Texas as