

Denton County  
Juli Luke  
County Clerk

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Instrument Number: 21576

ERecordings-RP

AMENDMENT

Recorded On: February 10, 2022 12:49 PM

Number of Pages: 4

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" Examined and Charged as Follows: "

Total Recording: \$38.00

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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: 21576  
Receipt Number: 20220210000390  
Recorded Date/Time: February 10, 2022 12:49 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

**AMENDED AND RESTATED MANAGEMENT CERTIFICATE  
OF  
BADMINTON HEIGHTS HOMEOWNERS  
HOMEOWNERS ASSOCIATION, INC.**

The undersigned, being an officer of Badminton Heights Homeowners Association, Inc. (the "Association") and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

**THIS CERTIFICATE AMENDS, RESTATES AND REPLACES IN ITS ENTIRETY THAT CERTAIN BADMINTON HEIGHTS HOMEOWNERS ASSOCIATION, INC. MANAGEMENT CERTIFICATE, RECORDED AS DOCUMENT NO. 2016-139934 IN THE OFFICIAL PUBLIC RECORDS OF DENTON COUNTY, TEXAS.**

1. The name of the subdivision: Badminton Heights
2. The name of the association: Badminton Heights Homeowners Association, Inc., a Texas non-profit corporation.
3. The recording data for the subdivision: That real property in Denton County, Texas, as described in Exhibit "A" to that certain Declaration of Covenants, Conditions and Restrictions for Badminton Heights Homeowners Association, Inc., recorded under Document No. .2005-94919 Official Public Records of Denton County, Texas (the "Declaration").
4. The recording data for the Declaration with any amendments and/or supplements to the Declaration: The recording data for the Declaration and any amendments and supplements thereto, are particularly described on Exhibit "A" attached hereto and incorporated herein by reference.
5. The name and mailing address of the Association: Badminton Heights Homeowners Association, Inc. c/o Property Management Group, LLC, 10340 Alta Vista Road, Fort Worth, TX 76244, Attn: Dawn Kelly.
6. The name, mailing address, telephone number, and email address of the person managing the association:

Name:	Property Management Group, LLC
Attn:	Dawn Kelly
Mailing Address:	10340 Alta Vista Road Unit C, Fort Worth, TX 76244
Telephone Number:	817.337.1221
Email Address:	DKelly@PropertyManagementGroup.org; CustomerService@PropertyManagementGroup.org

7. Website to access the association's dedicatory instruments: badmintonheights.com
8. Amount and description of fees related to property transfer in the subdivision: The association fees are in the following amounts:

Transfer Fee – \$150.00

Resale Certificate Fee - \$250.00

The association fees cover all costs that the association incurs related to a property transfer in the subdivision.

EXECUTED to be effective on the date this instrument is Recorded.

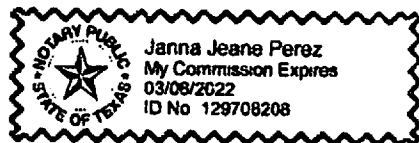
**BADMINTON HEIGHTS HOMEOWNERS  
ASSOCIATION, INC., a Texas non-profit corporation**

By: *Dawn Kelly*  
Name: Dawn Kelly  
Title: Authorized Agent

STATE OF TEXAS           §  
  §  
COUNTY OF Tarrant   §

This instrument was acknowledged before me this 11<sup>th</sup> day of January, 2022 by Dawn Kelly, Authorized Agent of Badminton Heights Homeowners Association, Inc., a Texas non-profit corporation, on behalf of said non-profit corporation.

[SEAL]



*Janna Jeane Perez*  
Notary Public Signature

**AFTER RECORDING RETURN TO:**  
**PROPERTY MANAGEMENT**  
**GROUP, LLC**  
**10340 ALTA VISTA ROAD UNIT C**  
**FORT WORTH, TX 76244**  
**DKELLY@PROPERTYMANAGEMENTGROUP.ORG**

**EXHIBIT "A"**

**RECORDING DATA FOR THE DECLARATION AND RELATED DOCUMENTS**

1. Declaration of Covenants, Conditions and Restrictions for Badminton Heights Homeowners Association, recorded as Document No. 2005-94919, Official Public Records of Denton County, Texas.
2. Supplement to the Declaration of Covenants, Conditions, and Restrictions of Badminton Heights recorded as Document No. 2016-141546 on November 8, 2016, Official Public Records of Denton County, Texas.
3. Notice of Filing of Dedicatory Instruments for Badminton Heights Homeowners Association: Amendment to the Declaration of Covenants, Conditions, and Restrictions records as Document No. 24299 on March 7, 2019, Official Public Records of Denton County, Texas.
4. Exhibit "C" To The Declaration of Covenants, Conditions and Restrictions For Badminton Heights ByLaws of Badminton Heights Homeowners Association, recorded as Document 98974990002, Official Public Records of Denton County
5. Exhibit "D" Articles Of Incorporation For Badminton Heights Homeowners Association recorded as Document 98974990002, Official Public Records of Denton County, Texas.