

Denton County  
Juli Luke  
County Clerk

---

Instrument Number: 195024

ERecordings-RP

MISCELLANEOUS

Recorded On: October 22, 2021 02:11 PM

Number of Pages: 4

---

" Examined and Charged as Follows: "

Total Recording: \$38.00

---

\*\*\*\*\* 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: 195024  
Receipt Number: 20211022000556  
Recorded Date/Time: October 22, 2021 02:11 PM  
User: Meredith K  
Station: Station 38

**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

# MCKAMY-SANCTUARY 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 McKamy-Sanctuary Homeowners Association

1. The name of the subdivision is: McKamy-Sanctuary.
2. The name of the Association is: McKamy-Sanctuary 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 for Sanctuary, filed for record on January 2, 2004, as Instrument Number 2004-144, in the Official Records of Denton County, Texas.
  - (ii) First Amended and Restated Declaration of Covenants, Conditions and Restrictions for Sanctuary, recorded on October 1, 2009, as Instrument Number 2009-117083, in the Official Records of Denton County, Texas, which was re-recorded on August 11, 2010, as Instrument Number 2010-78365, in the Official Records of Denton County, Texas
5. The name and mailing address of the Association: McKamy-Sanctuary 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](mailto: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](mailto:j.morris@acceleratedmgmt.com)
7. The website address of the Association: <https://www.sanctuaryhoa.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 September 2021.

**MCKAMY-SANCTUARY  
HOMEOWNERS ASSOCIATION**

By: \_\_\_\_\_

Jamie Morris, Managing Agent

STATE OF TEXAS §  
COUNTY OF Denton §

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

\_\_\_\_\_  
Notary Public in and for the State of Texas

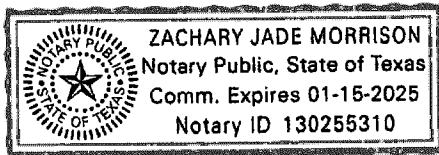


Exhibit "A"

1. Declaration of Covenants, Conditions and Restrictions for Sanctuary, filed for record on January 2, 2004, as Instrument Number 2004-144, in the Official Records of Denton County, Texas.
2. First Amended and Restated Declaration of Covenants, Conditions and Restrictions for Sanctuary, recorded on October 1, 2009, as Instrument Number 2009-117083, in the Official Records of Denton County, Texas, which was re-recorded on August 11, 2010, as Instrument Number 2010-78365, in the Official Records of Denton County, Texas
3. Bylaws of McKamy-Sanctuary of Homeowners Association, filed for record and recorded on October 1, 2009, as Instrument Number 2009-117083, in the Official Records of Denton County, Texas.
4. First Amendment to Bylaws of McKamy-Sanctuary of Homeowners Association, filed for record and recorded on October 1, 2009, as Instrument Number 2009-117083, in the Official Records of Denton County, Texas.
5. McKamy Sanctuary Homeowners Association Enforcement and Fining Policy, filed for record and recorded on October 1, 2009, as Instrument Number 2009-117083, in the Official Records of Denton County, Texas.
6. Resolution of McKamy Sanctuary Board of Directors Payment Application Policy, filed for record on January 23, 2012, as Instrument Number 2012-6563 in the Official Records of Denton County, Texas.
7. Resolution of McKamy Sanctuary Board of Directors Payment Plan Policy, filed for record on January 23, 2012, as Instrument Number 2012-6564 in the Official Records of Denton County, Texas.
8. Notice of Filing of Dedicatory Instruments (which contains the McKamy-Sanctuary Board of Directors - August 21, 2013 - Amended Collection Policy on Delinquent Homeowner Accounts and the Articles of Incorporation of McKamy-Sanctuary Homeowners Association), filed for record on October 25, 2013, as Instrument Number 2013-129964, in the Real Property Records of Denton, County, Texas.
9. Amended Development Agreement, filed for record and recorded on December 5, 2003, as Instrument Number 2003-197601, in the Official Records of Denton County, Texas.