

Denton County
Juli Luke
County Clerk

Instrument Number: 146717

ERecordings-RP

NOTICE

Recorded On: October 17, 2022 09:03 AM

Number of Pages: 3

" Examined and Charged as Follows: "

Total Recording: \$34.00

***** 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: 146717
Receipt Number: 20221017000111
Recorded Date/Time: October 17, 2022 09:03 AM
User: Cheyenne H
Station: Station 25

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

TURNBERRY AT TROPHY CLUB HOMEOWNERS ASSOCIATION INC MANAGEMENT CERTIFICATE

This Property Owners' Association Management Certificate is being recorded by Turnberry at Trophy Club Homeowners Association Inc (the "Association") in compliance with the terms of Chapter 209 of the Texas Property Code and supersedes any prior management certificate filed by the Association. The Association submits the following additional information:

Name of the Subdivision: Turnberry at Trophy Club

Name of the Association: Turnberry at Trophy Club Homeowners Association Inc

Recording Data for Association:

The Subdivision is recorded according to the Map and Plat Records in Denton County, Texas, as follows:

- (a) Plat recorded with Denton County records under Document number 2008-109345

Recording Data for Restrictions:

The Declarations for the Association are recorded in the Real Property Records of Denton County, Texas, as follows:

- (a) Declaration of Covenants, Conditions and Restrictions filed for record as Document number 2008-109345
- (b) First Amendment to Declaration of Covenants, Conditions, and Restrictions filed for record as Document number 2009-10821
- (c) Second Amendment to Declaration of Covenants, Conditions, and Restrictions filed for record as Document number 2009-65472
- (d) Third Amendment to Declaration of Covenants, Conditions, and Restrictions filed for record as Document number 2011-124612
- (e) Fourth Amendment to Declaration of Covenants, Conditions, and Restrictions filed for record as Document number 2015-117738
- (f) Fifth Amendment to Declaration of Covenants, Conditions, and Restrictions filed for record as Document number 2015-127783
- (g) Bylaws filed for record as Document number 2008-109345
- (h) Notice of Filing of Dedicatory Instruments filed for record as Document number 2011-124621
- (i) Amendment to Notice of Filing of Dedicatory Instruments filed for record as Document number 2015-11259
- (j) Notice of Filing of Dedicatory Instruments filed for record as Document number 2021-93513
- (k) Notice of Filing of Dedicatory Instruments filed for record as Document number 2022-14000

Name and Mailing Address of the Association

Turnberry at Trophy Club Homeowners Association Inc
c/o Principal Management Group of North Texas
801 E. Campbell Road Ste 620
Richardson, TX 75081

Name, Mailing Address, Telephone Number, and E-mail Address of Person Managing the Association or its Designated Representative

Principal Management Group of North Texas
801 E. Campbell Road Ste 620
Richardson, TX 75081
214-368-4030
NTXcustomer@associa.us

Website Address of the Association

Property Transfer Fee(s) Charged by the Association:

New account setup fee establishing new owner's account in the association's records: \$95

Resale Certificate: \$375

Resale Certificate Update: \$75

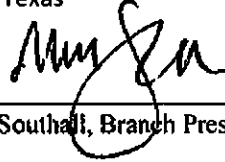
Legacy Account Closure Fee: \$220

Refinance Statement of Account: \$75

Expediate Fee for Resale Certificate prior to 10 business day delivery obligation: \$175 for 1-day expediate
\$120 for 3-day expediate

Executed on this the 27 day of September 2022

Turnberry at Trophy Club Homeowners Association Inc, acting by
and through its managing agent, Principal Management Group of
North Texas



Mark Southall, Branch President

STATE OF TEXAS §
 §
COUNTY OF DENTON §

This instrument was acknowledged before me on the 27 day of September 2022 by Mark Southall, Branch President with Principal Management Group of North Texas, the managing agent for Turnberry at Trophy Club Homeowners Association Inc, a Texas nonprofit corporation, on behalf of such corporation.



Notary Public, State of Texas

When recorded return to:
Principal Management Group of North Texas
801 E. Campbell Road Ste 620
Richardson, TX 75081