

**Denton County
Juli Luke
County Clerk**

Instrument Number: 103183

ERecordings-RP

PROPERTY ASSOC MGMT CERT

Recorded On: September 24, 2024 12:47 PM

Number of Pages: 4

" Examined and Charged as Follows: "

Total Recording: \$37.00

******* 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: 103183
Receipt Number: 20240924000365
Recorded Date/Time: September 24, 2024 12:47 PM
User: Calinda 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

**PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE
for
ISABELLA VILLAGE COMMUNITY ASSOCIATION, INC.**

STATE OF TEXAS §
 §
COUNTY OF DENTON §

The undersigned, being the Managing Agent of Isabella Village Community Association, Inc., 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 Isabella Village.
2. Name of Association: The name of the Association is Isabella Village Community Association, Inc.
3. Recording Data for the Subdivision:
 - (a) Final Plat Savannah Phase 10A recorded on September 9, 2011, as Document No. 2011-173 of the Plat Records of Denton County, Texas;
 - (b) Replat Isabella Village at Savannah Phase 10A recorded on August 2, 2012, as Document No. 2012-182 Records of Denton County, Texas;
 - (c) Final Plat Isabella Village at Savannah Phase 10B recorded on December 20, 2013, as Document No. 2013-367 of the Plat Records of Denton County, Texas; and
 - (d) 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.
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) Declaration of Covenants, Conditions and Restrictions for Isabella Village Community Association, Inc., recorded on October 10, 2011, as Document No. 2011-95887 of the Real Property Records of Denton County, Texas;
 - (c) First Amendment to Declaration of Covenants, Conditions and Restrictions for Isabella Village Community Association recorded on May 26, 2016, as Document No. 2016-61515 of the Real Property Records of Denton County, Texas;

(d) Supplemental Declaration to the Declaration of Covenants, Conditions and Restrictions for Isabella Village Community Association, Inc. [Annexation of Isabella Village at Savannah Phase 10B], recorded on July 6, 2016, as Document No. 2016-80292 of the Real Property Records of Denton County, Texas; and

(e) Supplemental Declaration to the Declaration of Covenants, Conditions and Restrictions for Isabella Village Community Association, Inc. [Annexation of Isabella Village at Savannah Phase 10C], recorded on July 6, 2016, as Document No. 2016-80291 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:
Isabella@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
Working Capital Fee	\$1,295.00

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.

**ISABELLA VILLAGE COMMUNITY ASSOCIATION,
INC., a Texas nonprofit corporation**

By: **GRANDMANORS,**
As Managing Agent

By: Melissa Wells

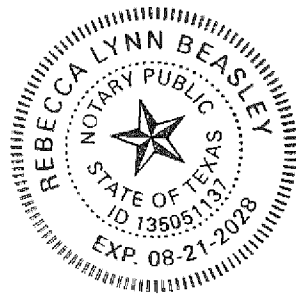
Name: Melissa Wells

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 Isabella Village Community Association, Inc., 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/she executed the same for the purpose and in the capacity therein expressed.



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