

**Denton County  
Juli Luke  
County Clerk**

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**Instrument Number:** 195191

ERecordings-RP

AFFIDAVIT

Recorded On: October 22, 2021 04:04 PM

Number of Pages: 7

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**" Examined and Charged as Follows: "**

Total Recording: \$50.00

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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: 195191  
Receipt Number: 20211022000754  
Recorded Date/Time: October 22, 2021 04:04 PM  
User: Kraig T  
Station: Station 25

**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  
ENCHANTED HILL NEIGHBORHOOD ASSOCIATION, INC.**

The undersigned, being an officer of Enchanted Hill Neighborhood 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 MANAGEMENT CERTIFICATE OF ENCHANTED HILL NEIGHBORHOOD ASSOCIATION, INC. RECORDED AS DOCUMENT NO. 2019-14382 IN THE OFFICIAL PUBLIC RECORDS OF DENTON COUNTY, TEXAS.**

1. The name of the subdivision: Enchanted Hill.
2. The name of the Association: Enchanted Hill Neighborhood Association, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: Block A, Lots 1 and 3 through 18, Block B, Lots 1, 2, 4 through 14, 16 through 18, and 20 through 28, Block C, Lots 1 through 34 and Block D, Lots 1 through 24 and Block A, Lot 2X, Block B, Lots 3X, 15X and 19X, Block C, Lot 35X and Block D, Lot 25X, all in Castle Hills Phase IIIC Addition, a Subdivision in the extraterritorial jurisdiction of the City of Lewisville, Denton County, Texas as shown on the subdivision map recorded as Instrument No. 2006-52360, Cabinet X, Page(s) 49-50, in the Real Estate Records of Denton County, Texas.
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: Enchanted Hill Neighborhood Association, Inc., c/o Bright Realty Co., 4400 State Highway 121, Suite 900, Lewisville, TX 75056, Attn: Kristen Fritz.
6. The name, mailing address, telephone number, and email address of the person managing the Association:

Name:	Bright Realty Co.
Attn:	Kristen Fritz
Mailing Address:	4400 State Highway 121, Suite 900, Lewisville, TX 75056
Telephone Number:	972.410.6614
Email Address:	Kristen.Fritz@brightrealty.com
7. Website to access the Association's dedicatory instruments: castlehills.com

8. Amount and description of fees related to property transfer in the subdivision: The Association fees are in the following amounts:

Enchanted Hill Neighborhood Association, Inc.:

Transfer Fee - \$250.00

Castle Hills Residential Association:

Working Capital Assessment - \$100.00

Transfer Fee - \$250.00

Estoppel Fee - \$350.00

Castle Hills Schools Foundation, Inc.:

Assessment - One-half of one percent (.50%) of the sales price

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.

*[SIGNATURE PAGE FOLLOWS]*

ENCHANTED HILL NEIGHBORHOOD ASSOCIATION,  
INC., a Texas nonprofit corporation

By: [Signature] KF  
Name: Eric Stanley  
Title: Vice president

STATE OF TEXAS §  
COUNTY OF Denton §

This instrument was acknowledged before me this 22 day of October, 2021, by Eric Stanley, vice president of Enchanted Hill Neighborhood Association, Inc., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

[SEAL]



[Signature]  
Notary Public Signature

**AFTER RECORDING RETURN TO:**  
**ALEX S. VALDES, ESQ.**  
**WINSTEAD PC**  
**401 CONGRESS AVENUE, SUITE 2100**  
**AUSTIN, TEXAS 78701**  
**AVALDES@WINSTEAD.COM**

**EXHIBIT "A"**

**RECORDING DATA FOR THE DECLARATION**

1. Declaration of Covenants, Conditions and Restrictions for Enchanted Hill, recorded as Document No. 2006-78885, Official Public Records of Denton County, Texas.

**RELATED DOCUMENTS**

2. The Declaration of Master Covenants, Conditions and Restrictions for Castle Hills, recorded as Document No. 1998-32900, Volume 4078, Page 1090, Official Public Records of Denton County, Texas.
  - A. Correction Amendment to Master Declaration of Covenants, Conditions and Restrictions for Castle Hills, recorded as Document No. 1998-89914, Volume 4189, Page 1323, Official Public Records of Denton County, Texas.
  - B. Supplemental Master Declaration, recorded as Document No. 2000-62296, Volume 4623, Page 1419, Official Public Records of Denton County, Texas.
  - C. Supplemental Master Declaration, recorded as Document No. 2000-62297, Volume 4623, Page 1429, Official Public Records of Denton County, Texas.
  - D. Amendment to Master Declaration of Covenants, Conditions and Restrictions for Castle Hills, recorded as Document No. 2002-144189, Volume 5211, Page 255, Official Public Records of Denton County, Texas.
  - E. Second Amendment to Master Declaration of Covenants, Conditions and Restrictions for Castle Hills, recorded as Document No. 2015-106832, Official Public Records of Denton County, Texas.
  - F. September 2015 Supplement to Master Declaration of Covenants, Conditions and Restrictions for Castle Hills, recorded as Document No. 2015-108075, Official Public Records of Denton County, Texas.
  - G. Amendment to Declaration of Master Covenants, Conditions and Restrictions for Castle Hills, recorded as Document No. 2017-43503, Official Public Records of Denton County, Texas.
  - H. Amendment to Declaration of Master Covenants, Conditions and Restrictions for Castle Hills, recorded as Document No. 2017-68157, Official Public Records of Denton County, Texas.

3. Declaration of Covenants, Conditions and Restrictions for the Single Family Residential Area of Castle Hills Phase I, recorded as Document No. 32899, Volume 4078, Page 1041, Official Public Records of Denton County, Texas.
  - A. Master Amendment of Covenants, Conditions and Restrictions for the Single Family Residential Area of Castle Hills, recorded as Document No. 2001-45152, Volume 4835, Page 011183, Official Public Records of Denton County, Texas.
  - B. First Amendment of Covenants, Conditions and Restrictions for the Single Family Residential Area of Castle Hills, recorded as Document No. 2001-82532, Volume 4897, Page 2864, Official Public Records of Denton County, Texas.
  - C. Second Amendment of Covenants, Conditions and Restrictions for the Single Family Residential Area of Castle Hills, recorded as Document No. 2010-129513, Official Public Records of Denton County, Texas.
  - D. August, 2002 Annexation to Covenants, Conditions and Restrictions for the Single Family Residential Area of Castle Hills, recorded as Document No. 2002-108345, Volume 5160, Page 474, Official Public Records of Denton County, Texas.
  - E. March, 2005 Annexation to Covenants, Conditions and Restrictions for the Single Family Residential Area of Castle Hills, recorded in Document No. 2005-39278, Official Public Records of Denton County, Texas.
  - F. June, 2006 Annexation to Covenants, Conditions and Restrictions for the Single Family Residential Area of Castle Hills, recorded as Document No. 2006-78882, Official Public Records of Denton County, Texas.
  - G. April, 2009 Annexation to Covenants, Conditions and Restrictions for the Single Family Residential Area of Castle Hills, recorded as Document No. 2009-48926, Official Public Records of Denton County, Texas.
  - H. January, 2012 Annexation to Covenants, Conditions and Restrictions for the Single Family Residential Area of Castle Hills, recorded as Document No. 2012-10239, Official Public Records of Denton County, Texas.
  - I. March, 2013 Annexation to Covenants, Conditions and Restrictions for the Single Family Residential Area of Castle Hills, recorded as Document No. 2013-30604, Official Public Records of Denton County, Texas.
  - J. January, 2014 Annexation to Covenants, Conditions and Restrictions for the Single Family Residential Area of Castle Hills, recorded as Document No. 2014-6516, Official Public Records of Denton County, Texas.

- K. February, 2014 Annexation to Covenants, Conditions and Restrictions for the Single Family Residential Area of Castle Hills, recorded as Document No. 2014-15634, Official Public Records of Denton County, Texas.
  - L. September, 2015 Annexation to Covenants, Conditions and Restrictions for the Single Family Residential Area of Castle Hills, recorded as Document No. 2015-108077, Official Public Records of Denton County, Texas.
  - M. Amendment to Declaration of Covenants, Conditions and Restrictions for Castle Hills Phase 1, recorded as Document No. 2017-44752, Official Public Records of Denton County, Texas.
  - N. Amendment to Declaration of Covenants, Conditions and Restrictions for The Single Family Residential Area of Castle Hills, recorded as Document No. 2017-68334, Official Public Records of Denton County, Texas.
  - O. Amendment to Declaration of Covenants, Conditions and Restrictions for The Single Family Residential Area of Castle Hills, recorded as Document No. 2017-111290, Official Public Records of Denton County, Texas.
  - P. Amendment to Declaration of Covenants, Conditions and Restrictions for The Single Family Residential Area of Castle Hills, recorded as Document No. 2018-7887, Official Public Records of Denton County, Texas.
- 4. Supplemental Declaration of Covenants, Conditions and Restrictions for the Castle Hills Schools Foundation, Inc., recorded as Document No. 2017-88776, Official Public Records of Denton County, Texas.
  - 5. Approval Under Declaration of Covenants, Conditions and Restrictions Related to The Castle Hills Schools Foundation, Inc., recorded as Document No. 2018-7882, Official Public Records of Denton County, Texas.