

**Denton County
Juli Luke
County Clerk**

Instrument Number: 50727

ERecordings-RP

MISCELLANEOUS

Recorded On: April 06, 2022 09:26 AM

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: 50727
Receipt Number: 20220405000540
Recorded Date/Time: April 06, 2022 09:26 AM
User: Connor B
Station: Station 20

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

AFTER RECORDING RETURN TO:

**Judd A. Austin, Jr.
Henry Oddo Austin & Fletcher, P.C.
1700 Pacific Avenue
Suite 2700
Dallas, Texas 75201**

STATE OF TEXAS §
 §
COUNTY OF DENTON §

**PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE
FOR
BLUFFS AT PINNELL POINTE
HOMEOWNERS ASSOCIATION, INC.**

This PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE (this "Certificate") is made on behalf of BLUFFS AT PINNELL POINTE HOMEOWNERS ASSOCIATION, INC., a Texas non-profit corporation (the "Association").

W I T N E S S E T H :

WHEREAS, Kerr Real Estate, Inc., a Texas corporation, as Declarant, executed that certain Declaration of Covenants, Conditions and Restrictions for Bluffs at Pinnell Pointe, and recorded it on May 24, 2007, as Instrument No. 2007-60676 in the Official Public Records of Denton County, Texas (the "*Declaration*") as supplemented or amended, is incorporated herein for all purposes.

WHEREAS, the Association has caused this Certificate to be prepared and filed in accordance with the provisions of the Texas Residential Property Owners Protection Act as provided in Section 209.004 of the Texas Property Code.

NOW, THEREFORE, the undersigned hereby certifies as follows on behalf of the Association:

1. **Name of the Subdivision.** The name of the subdivision which is the subject of the Declaration is The Bluffs at Pinnell Pointe.

2. **Name and Mailing Address of the Association.** The name of the Association is Bluffs at Pinnell Pointe Homeowners Association, Inc., and its mailing address is c/o Secure Association Management ("*Secure*"), P.O. Box 51555, Denton, Texas 76206.

3. **Recording Data for the Subdivision.** The recording data for the subdivision includes the plat and map recorded under Cabinet X, Page 730, Instrument No. 2007-58707, Cabinet X, Page 758, Instrument No. 2007-65366, and Cabinet Y, Page 715, Instrument No. 2008-114968, as amended or re-platted, in the Plat/Map Records of Denton County, Texas.

4. **Recording Data for the Declaration.** The recording data for the Declaration is recorded under Instrument No. 2007-60676, Instrument No. 2007-123923 (First Amendment), Instrument No. 2008-38614 (Second Amendment), along with any and all amendments and supplements recorded in the Official Public Records of Denton County, Texas.

5. **Name and Contact Information for the Managing Agent of the Association.** The current name and mailing address for the Association is c/o Secure, P.O. Box 51555, Denton, Texas 76206, and telephone (940) 497-7328.

6. **Website.** The Association's website may be found at www.BluffsAtPinnellPointeHOA.com.

7. **Fees Due Upon Property Transfer.** Fees charged relating to a property transfer are: (i) up to \$375.00 as resale certificate fee; (ii) up to \$75.00 as update fee - resale certificate and (iii) up to \$300.00 as transfer fee.


8. **Resale Certificates and Other Information.** Resale Certificates and other information regarding the Association may be requested by contacting the Association c/o Secure via <http://www.secure-mgmt.com/> or e-mail at resale@secure-mgmt.com. The telephone number for Secure is (940) 497-7328. Alternatively, you may contact the office for Secure at P.O. Box 51555, Denton, Texas 76206 or by email at info@secure-mgmt.com.

IN WITNESS WHEREOF, the undersigned has caused this Certificate to be executed on behalf of the Association in compliance with Section 209.004 of the Texas Property Code. This Certificate shall serve to take the place of all Management Certificates previously filed on behalf of the Association.

ASSOCIATION:

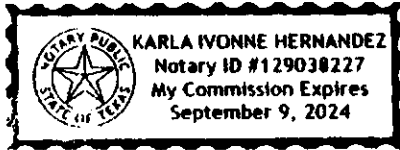
**BLUFFS AT PINNELL POINTE
HOMEOWNERS ASSOCIATION, INC.,
a Texas non-profit corporation**

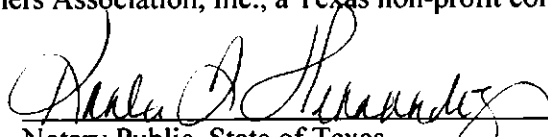
By: Secure Association Management
Its: Managing Agent

By: 
John MacKenzie, Community Manager

STATE OF TEXAS §
 §
COUNTY OF DENTON §

This instrument was acknowledged before me on the 5th day of April, 2022, by John MacKenzie, Community Manager with Secure Association Management, the Managing Agent of Bluffs at Pinnell Pointe Homeowners Association, Inc., a Texas non-profit corporation.





Notary Public, State of Texas