

Denton County
Juli Luke
County Clerk

Instrument Number: 18490

ERecordings-RP

NOTICE

Recorded On: February 25, 2025 08:26 AM

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: 18490
Receipt Number: 20250224000842
Recorded Date/Time: February 25, 2025 08:26 AM
User: Jennifer K
Station: Station 38

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

MOUND EMERALD BAY HOMEOWNERS ASSOCIATION
MANAGEMENT CERTIFICATE - DENTON COUNTY

In accordance with Texas Property Code Section 209.004, Texas Residential Property Owners Protection Act, Mound Emerald Bay Homeowners Association, certifies as to the following:

1. The name of the subdivision is:

EMERALD BAY ESTATES

2. The name of the association is:

MOUND EMERALD BAY HOMEOWNERS ASSOCIATION

3. The recording data for the subdivision is:

Record Plat of Emerald Bay	00-R0005344
Amended Record Plat of Emerald Bay (17R, 19R, 20R)	2000-R0107740
Amended Record Plat of Emerald Bay (11R, 13R, 15R)	2000-R0107811

4. The recording data for the declaration (including covenants, bylaws, and rules and regulations) is:

Declaration of Covenants, Conditions, and Restrictions for Emerald Bay Estates	00-R0005346
Use Restrictions for Emerald Bay Estates	00-R0005345
Articles of Association	2022-151707
Bylaws of Mound Emerald Bay Homeowners Association	2022-151707

5. The recording data for each amendment to the declaration (including covenants, bylaws, and rules and regulations) is:

Amendment to Bylaws of Mound Emerald Bay Homeowners Association dated 10/27/2022	2022-151707
First Amendment to Bylaws of Mound Emerald Bay Homeowners Association dated 8/12/2005	2024-43657
Second Amendment to Bylaws of Mound Emerald Bay Homeowners Association dated 1/07/2007	2024-43657
Court Ordered Amendment to the Bylaws of Mound Emerald Bay Homeowners Association for Annual Assessment Effective As of January 1, 2017, Number One	2024-108413
Court Ordered Amendment to the Bylaws of Mound Emerald Bay Homeowners Association for Annual Assessment Effective As of January 1, 2019, Number Two	2024-108518
Court Ordered Amendment to the Bylaws of Mound Emerald Bay Homeowners Association for Annual Assessment Effective	

As of January 1, 2020, Number Three	2024-108522
Court Ordered Amendment to the Bylaws of Mound Emerald Bay Homeowners Association for Annual Assessment Effective As of January 1, 2022, Number Four	2024-108426
Amended and Restated Bylaws of Mound Emerald Bay Homeowners Association	2024-108427
Second Amended and Restated Bylaws of Mound Emerald Bay Homeowners Association	2025-7731

6. The mailing address for the association is as follows:

MOUND EMERALD BAY HOMEOWNERS ASSOCIATION
c/o Accelerated Association Management Company, LLC
1079 W. Round Grove Rd. #300-355
Lewisville, Texas 75067
Tel. (972) 372-0752
Email. J.morris@acceleratedmgmt.com

7. The name, address, telephone number, and email address of the person managing the association or the association's designated representative are as follows:

Accelerated Association Management Company, LLC
1079 W. Round Grove Rd. #300-355
Lewisville, Texas 75067
Tel. (972) 372-0752
Email. J.morris@acceleratedmgmt.com

8. The website address on which the association's dedicatory instruments are available:

www.Emeraldbayfm.com

9. The following fees are charged by the association relating to a transfer of property within the association:

Resale Certificate:	\$375.00
Transfer Fee:	\$300.00

This Management Certificate amends, restates, and replaces in the entirety those previously filed Management Certificates, including those filed at Document Number(s) 2021-195019 in the official public records for DENTON COUNTY, Texas.

EXECUTED as of February 24, 2025.

Accelerated Association Management
Company, LLC

By (signature): [Signature]

Name (printed): Jamie Morris

Title: CEO

The State of Texas §

County of Denton §

This instrument was acknowledged before me on the 24th day of February, 2025, by Jamie Morris (name), the CEO (title) authorized agent for Accelerated Association Management Company, LLC.

[Signature]
Notary Public – The State of Texas

After Recording, Please Return To:
Accelerated Association Management Company, LLC
1079 W. Round Grove Rd. #300-355
Lewisville, Texas 75067

