

**Denton County
Juli Luke
County Clerk**

Instrument Number: 2600

ERecordings-RP

MISCELLANEOUS

Recorded On: January 10, 2023 08:52 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: 2600
Receipt Number: 20230110000051
Recorded Date/Time: January 10, 2023 08:52 AM
User: Arie G
Station: Station 24

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 §

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COUNTY OF DENTON §

**PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE
FOR
TEASLEY TRAILS OWNERS ASSOCIATION**

This PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE ("*Certificate*") is made on behalf of TEASLEY TRAILS OWNERS ASSOCIATION, a Texas non-profit corporation ("*Association*").

W I T N E S S E T H :

WHEREAS, D.R. Horton – Texas, Ltd., a Texas limited partnership, as Declarant, previously placed of record that certain Declaration of Covenants, Conditions and Restrictions for Teasley Trails, recorded under Instrument No. 2016-38616 in the Official Public Records of Denton County, Texas ("*Declaration*"), including any amendments thereof or supplements thereto, all are incorporated herein.

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 Teasley Trails, Phases I, 1B, III, and IV.

2. **Name and Mailing Address of the Association.** The name of the Association is Teasley Trails Owners Association, 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 is recorded under Instrument No. 2016-176 (Phase I), Instrument No. 2016-2092 (Phase 1B), Instrument No. 2015-454 (Phase III), and Instrument No. 2015-4534 (Phase IV), as amended or

revised and including any replats thereof, in the Map/Plat Records or Official Public Records of Denton County, Texas.

4. **Recording Data for the Declaration.** The recording data for the Declaration is recorded under Instrument No. 2016-38616, along with any additional amendments thereof or supplements thereto, recorded in the Official Public Records of Denton County, Texas.

5. **Name and Contact Information for the Association or the Managing Agent of the Association.** The current name and mailing address for the Association's managing agent is c/o Secure, P.O. Box 51555, Denton, Texas 76206, telephone number is (940) 497-7328, and email address is info@secure-mgmt.com.

6. **Website.** The Association's website may be found at www.TeasleyTrails.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 \$375.00 as transfer fee.

8. **Resale Certificates.** 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:

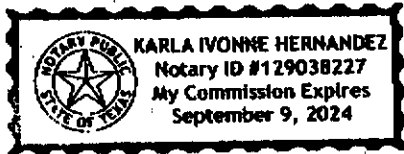
**TEASLEY TRAILS
OWNERS ASSOCIATION
a Texas non-profit corporation**

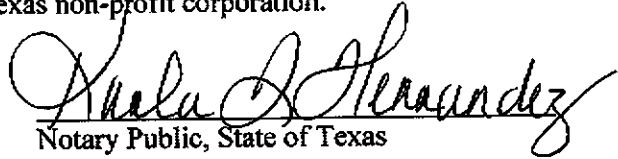
By: Secure Association Management
Its: Managing Agent

By: 
John Mackenzie, Community Manager

STATE OF TEXAS §
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COUNTY OF DENTON §

This instrument was acknowledged before me on the 5th day of January, 2023,
by John Mackenzie, Community Manager with Secure Association Management, the Managing
Agent of Teasley Trails Owners Association, a Texas non-profit corporation.




Notary Public, State of Texas