

\*VG-418-2023-111251\*

Denton County  
Juli Luke  
County Clerk

Instrument Number: 111251

Real Property Recordings  
PROPERTY ASSOC MGMT CERT

Recorded On: October 16, 2023 09:34 AM

Number of Pages: 3

" Examined and Charged as Follows: "

Total Recording: \$34.00

\*\*\*\*\* 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: 111251  
Receipt Number: 20231016000122  
Recorded Date/Time: October 16, 2023 09:34 AM  
User: Melissa K  
Station: Station 43

**Record and Return To:**

AAMC  
2651 SAGEBRUSH #116  
FLOWER MOUND TX 75028



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

TEASLEY HARBOR HOMEOWNERS' ASSOCIATION INC.  
MANAGEMENT CERTIFICATE - DENTON COUNTY

In accordance with Texas Property Code Section 209.004, Texas Residential Property Owners Protection Act, Teasley Harbor Homeowners Association, Inc., certifies as to the following:

1. The name of the subdivision is:

TEASLEY HARBOR

2. The name of the association is:

TEASLEY HARBOR HOMEOWNERS' ASSOCIATION, INC.

3. The recording data for the subdivision (plat) is:

Declaration of Covenants, Conditions and Restrictions Doc. 200047228

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

|  |                  |
|--|------------------|
| Resolution Setting Number of Directors           | Doc. 2019-25798  |
| Bylaws   | Doc. 2006-152320 |
| Application of Payments Policy                   | Doc. 2006-152320 |
| Covenant Enforcement and Fining Policy           | Doc. 2006-152320 |
| Lawn and Landscape Maintenance and Repair Policy | Doc. 2006-152320 |
| Articles of Incorporation                        | Doc. 2006-152320 |
| Solar Device and Energy Efficient Roofing Policy | Doc. 2018-86297  |
| Records Retention and Coping Policy              | Doc. 2018-86297  |
| Priority of Payments Policy                      | Doc. 2018-86297  |
| Rainwater Harvesting System Policy               | Doc. 2018-86297  |
| Covenant Enforcement and Fining Policy           | Doc. 2018-86297  |
| Payment Plan Policy                              | Doc. 2018-86297  |
| Flag Display and Flag Pole Installation Policy   | Doc. 2018-86297  |
| Policy for Display of Certain Religious Items    | Doc. 2018-86297  |
| Residential Rental Policy                        | Doc. 2019-25799  |

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

Correction Declaration of Covenants,  
Conditions and Restrictions Doc. 2001-61910

First Amendment to the Bylaws Doc. 2019-25783

6. The mailing address for the association is as follows:  
TEASLEY HARBOR HOMEOWNERS ASSOCIATION  
c/o Accelerated Association Management Company  
2651 Sagebrush #116  
Flower Mound, TX 75028
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  
2651 Sagebrush #116  
Flower Mound, TX 75028  
Phone: (972) 372-0752  
Email: info@acceleratedmgmt.com

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

<https://teasleyharbor.smartwebs.com>

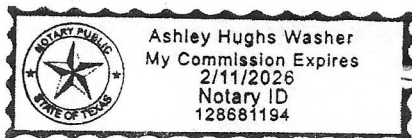
9. The following fees are charged by the association relating to a transfer of property within the association:

|  |          |
|--|----------|
| Resale Certificate:                    | \$375.00 |
| Statement of Account:                  | \$50.00  |
| Refinance Certificate:                 | \$50.00  |
| Transfer Fee to management company:    | \$300.00 |
| Seller Transfer Fee to Association:    | \$100.00 |
| Buyer Transfer Fee to Association:     | \$100.00 |
| Buyer Capital Improvement Reserve Fee: | \$100.00 |

IN WITNESS WHEREOF, this management Certificate is hereby executed by its duly authorized agent on this 3 day of October, 2023.

By: \_\_\_\_\_  
Jamie Morris, Accelerated Association Management Company, INC,

Sworn to, acknowledged, and subscribed before me, under my official hand and seal of office this 3rd day of October, 2023 by Jamie Morris agent for Teasley Harbor Homeowners Association



Ashley Hughs Washer  
Notary Public  
State of Texas  
Ashley Hughs Washer  
Printed Name  
My Commission Expires: 2-11-2026

After Recording, Please Return To:  
AAMC  
2651 Sagebrush #116  
Flower Mound, TX 75028