

Denton County
Juli Luke
County Clerk

Instrument Number: 213281

ERecordings-RP

MISCELLANEOUS

Recorded On: November 22, 2021 10:27 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: 213281
Receipt Number: 20211122000272
Recorded Date/Time: November 22, 2021 10:27 AM
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

**PROPERTY OWNERS ASSOCIATION
MANAGEMENT CERTIFICATE
FOR
COMMUNITY ASSOCIATION OF VALENCIA**

**STATE OF TEXAS §
 § **KNOW ALL MEN BY THESE PRESENTS:**
COUNTY OF DENTON §**

Pursuant to the provisions of Section 209.004 of the Texas Property Code, the undersigned property owners' association hereby records this Property Owners Association Management Certificate for **Community Association of Valencia, Inc.**

1. The name of the subdivision is Valencia.
2. The name of the association is Community Association of Valencia, Inc.
3. The recording data for the subdivision is as follows:

Subdivision

Recording Data

Community Association of Valencia

Recorded in 2017 under Instrument
Number 2017-318 of the Map/Plat
Records of the Real Property
Records, Denton County, Texas

4. The recording data for the declaration and any amendments to the declaration is as follows:

Declaration of Covenants, Conditions and Restrictions for Valencia
recorded on or about May 31, 2017, as Instrument No. 2017-63343
and Receipt No. 20170531000004 of the Real Property Records of
Denton County, Texas.

5. The name and mailing address of the association:

Community Association of Valencia, Inc.
c/o RealManage, LLC
P.O. Box 803555
Dallas, Texas 75380

6. The name, mailing address, telephone number, and e-mail address of the person managing the association or the association's designated representative is as follows:

Community Association of Valencia, Inc.
Attn: Maryellen Romich
c/o RealManage, LLC
P.O. Box 803555

Dallas, Texas 75380
866-473-2573
COMVALEN@CiraMail.com

7. The website address of any Internet website on which the association's dedicatory instruments are available in accordance with Section 207.006 is:

www.ciranet.com/residentportal

8. The amount and description of a fee or fees charged by the association relating to a property transfer in the subdivision is as follows:


Resale Certificate Fee	\$375.00
Conveyance Processing Fee	\$325.00
Private Transfer Fee	\$75.00
Refinance Fee	\$250.00
Statement of Account	\$250.00

9. Other information the association considers appropriate:

Resale certificates are requested via the Real Manage Closing Portal at www.realmanage.com/closingportal

IN WITNESS WHEREOF, this Property Owners Association Management Certificate is hereby executed by its duly authorized agent on this 14th day of October, 2021.

Community Association of Valencia, Inc.,
a Texas non-profit corporation

By: 

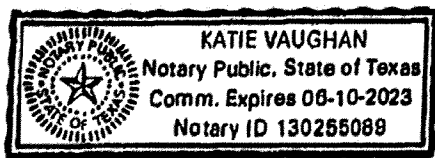
Printed Name: Codie R Johnson

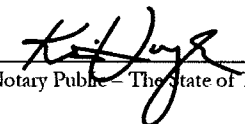
Title: Managing Agent

ACKNOWLEDGMENT

STATE OF TEXAS §
 §
COUNTY OF Dallas §

This instrument was acknowledged before me on the 14 day of October, 2021, by Codie Johnson, Managing Agent of Community Association of Valencia, Inc., a Texas non-profit corporation, on behalf of said non-profit corporation.




Notary Public - The State of Texas