

**Denton County  
Juli Luke  
County Clerk**

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**Instrument Number:** 95625

ERecordings-RP

NOTICE

Recorded On: June 29, 2022 01:41 PM

Number of Pages: 3

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**" Examined and Charged as Follows: "**

Total Recording: \$34.00

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**\*\*\*\*\* 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: 95625  
Receipt Number: 20220629000511  
Recorded Date/Time: June 29, 2022 01:41 PM  
User: Terri 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

## **LADERA AT HIGHLAND VILLAGE CONDOMINIUMS MANAGEMENT CERTIFICATE**

This Property Owners' Association Management Certificate is being recorded by **LADERA AT HIGHLAND VILLAGE CONDOMINIUMS** (the "Association") in compliance with the terms of Chapter 209 of the Texas Property Code and supersedes any prior management certificate filed by the Association. The Association submits the following additional information:

**Name of the Subdivision:** Ladera at Highland Village Condominiums

**Name of the Association:** Ladera at Highland Village Condominiums

**Recording Data for Association:**

The Subdivision is recorded according to the Map and Plat Records in Denton County, Texas, as follows;

- (a) Plat records of the Denton County clerk's file no. 2017-117884 along with any supplements or replats

**Recording Data for Restrictions:**

The Declarations for the Association are recorded in the Real Property Records of Denton County, Texas, as follows:

- (a) Condominium Declarations for Ladera at Highland Village Condominiums filed under Denton County clerk's file no. 2017-117884
- (b) Condominium Declarations for Ladera at Highland Village Condominiums filed under Denton County clerk's file no. 2018-99861
- (c) Condominium Declarations for Ladera at Highland Village Condominiums filed under Denton County clerk's file no. 2020-39274
- (d) Amendment to Condominium Declarations for Ladera at Highland Village Condominiums filed under Denton County clerk's file no. 2018-99257
- (e) Amendment to Condominium Declarations for Ladera at Highland Village Condominiums filed under Denton County clerk's file no. 2019-34601

**Name and Mailing Address of the Association**

Ladera at Highland Village Condominiums  
c/o Principal Management Group of North Texas  
801 E. Campbell Rd, Suite 620  
Richardson, Texas 75081 214-368-4030

**Name, Mailing Address, Telephone Number, and E-mail Address of Person Managing the Association or its Designated Representative**

Principal Management Group of North Texas  
801 E. Campbell Rd, Suite 620  
Richardson, Texas 75081 214-368-4030  
214-368-4030  
NTXcustomercare@associa.us

**Website Address of the Association**

[www.townsq.io](http://www.townsq.io)

**Property Transfer Fee(s) Charged by the Association:**

New account setup fee establishing new owner's account in the association's records: \$45  
Resale Certificate: \$375  
Resale Certificate Update: \$75

Legacy Account Closure Fee: \$220

Refinance Statement of Account: \$75

Expediate Fee for Resale Certificate prior to 10 business day delivery obligation: \$175 for 1-day expediate  
\$120 for 3-day expediate

Executed on this the 31 day of May 2022

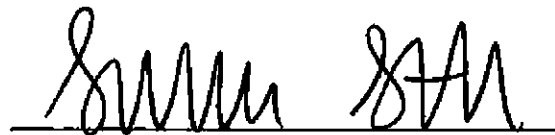
Ladera at Highland Village Condominiums , acting by and  
through its managing agent, Principal Management Group of North  
Texas



Mark Southall, Branch President

STATE OF TEXAS           §  
  §  
COUNTY OF Denton       §

This instrument was acknowledged before me on the 31 day of May 2022 by Mark Southall, Branch President with Principal Management Group of North Texas, the managing agent for Ladera at Highland Village Condominiums , a Texas nonprofit corporation, on behalf of such corporation.



Notary Public, State of Texas

When recorded return to:  
Principal Management Group of North Texas  
801 E. Campbell Rd, Suite 620  
Richardson, Texas 75081 214-368-4030  
Ladera

