

Denton County
Juli Luke
County Clerk

Instrument Number: 113616

ERecordings-RP

MEMORANDUM

Recorded On: September 14, 2017 08:48 AM

Number of Pages: 5

" Examined and Charged as Follows: "

Total Recording: \$42.00

***** 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: 113616
Receipt Number: 20170914000090
Recorded Date/Time: September 14, 2017 08:48 AM
User: Carol K
Station: Station 24

Record and Return To:

eRx



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

STATE OF TEXAS §
 §
COUNTY OF DENTON §

**CONDOMINIUM ASSOCIATION
MANAGEMENT CERTIFICATE
FOR
UNICORN LAKE PHASE IV
CONDO OWNERS ASSOCIATION, INC.**

This CONDOMINIUM ASSOCIATION MANAGEMENT CERTIFICATE (this “*Certificate*”) is made on behalf of UNICORN LAKE PHASE IV CONDO OWNERS ASSOCIATION, INC., a Texas non-profit corporation (the “*Association*”).

WITNESSETH:

WHEREAS, Bill & Dee Dee Builders, LLC, a Texas limited liability company, in its capacity as Declarant, executed and previously placed of record that certain Condominium Declaration for Unicorn Lake Phase IV, filed on August 21, 2014, and recorded under Instrument No. 2014-84441 in the Official Public Records of Denton County, Texas (the “*Declaration*”), including any amendments thereof or supplements thereto are incorporated herein for all purposes.

WHEREAS, the Association has caused this Certificate to be prepared and filed in accordance with the provisions of the Texas Uniform Condominium Act as provided in Section 82.116 of the Texas Property Code.

NOW, THEREFORE, the undersigned hereby certifies as follows on behalf of the Association:

1. **Name of the Condominium.** The name of the subdivision which is the subject of the Declaration is Unicorn Lake Phase IV.
2. **Name of the Association.** The name of the Association is Unicorn Phase IV Condo Owners Association, Inc.
3. **Location of the Condominium.** The condominium is located at 3301 Unicorn Lake Boulevard, Denton, Denton County, Texas.
4. **Recording Data for the Subdivision.** The recording data for the subdivision is that certain Plat, as amended, recorded in in the Official Public Records of Denton County, Texas, attached and incorporated herein as Exhibit A.

5. **Recording Data for the Declaration.** The Declaration is recorded as Instrument No. 2014-84441 and the Amendment of Condominium Declaration recorded on June 14, 2017, as Instrument No. 2017-70961 in the Official Public Records of Denton County, Texas, including all amendments thereof and supplements thereto.

6. **Mailing Address and Telephone/Facsimile Numbers.** The current mailing address for the Association is c/o Secure Association Management, P.O. Box #51555, Denton, Texas 76206, telephone (940) 497-7328, and facsimile (940) 497-7328.

7. **Other Information.**

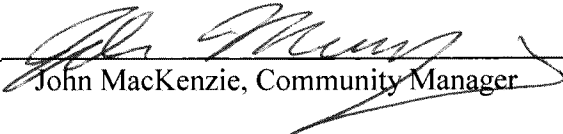
TO REQUEST A RESALE CERTIFICATE:

**Please contact the above mailing address,
call (940) 497-7328, fax (940) 497-7328,
visit <http://secure-mgmt.com/>,
or e-mail john@secure-mgmt.com.**

IN WITNESS WHEREOF, the undersigned has caused this Certificate to be executed on behalf of the Association in compliance with Section 82.116 of the Texas Property Code.

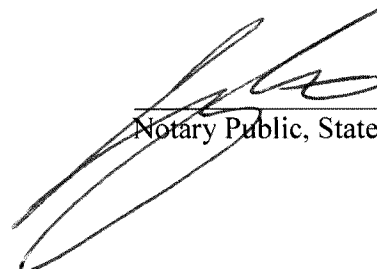
ASSOCIATION:

**UNICORN LAKE PHASE IV
CONDO OWNERS ASSOCIATION, INC.,**
a Texas non-profit corporation

By: 
John MacKenzie, Community Manager

STATE OF TEXAS §
 §
COUNTY OF DENTON §

This instrument was acknowledged before me on the 2 day of September, 2017, by John MacKenzie, Community Manager with Secure Association Management, the Managing Agent of Unicorn Phase IV Condo Owners Association, Inc., a Texas non-profit corporation.



Notary Public, State of Texas

Exhibit A

