

Denton County
Juli Luke
County Clerk

Instrument Number: 7055

ERecordings-RP

NOTICE

Recorded On: January 24, 2024 09:24 AM

Number of Pages: 4

" Examined and Charged as Follows: "

Total Recording: \$37.00

***** 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: 7055
Receipt Number: 20240124000077
Recorded Date/Time: January 24, 2024 09:24 AM
User: Calinda 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

MAGNOLIA FLOWER MOUND RESIDENTIAL ASSOCIATION, INC.
MANAGEMENT CERTIFICATE - DENTON COUNTY

In accordance with Texas Property Code Section 209.004, Texas Residential Property Owners Protection Act, **MAGNOLIA FLOWER MOUND RESIDENTIAL ASSOCIATION, INC.**, certifies as to the following:

1. The name of the subdivision is:

MAGNOLIA PARK

2. The name of the association is:

MAGNOLIA FLOWER MOUND RESIDENTIAL ASSOCIATION, INC.

3. The recording data for the subdivision is:

Declaration of Covenants, Conditions, and Restrictions Doc. 2017-103737

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

Community Manual	Doc. 2017-104243
Adoption of Working Capital Assessment	Doc. 2017-104327
Fine Schedule Policy	Doc. 2019-120827
Contract for Services and Bidding Policy	Doc. 2021-154122
Swimming Pool Enclosure Policy	Doc. 2021-154133
Security Measures Policy	Doc. 2021-154123
Collection Policy	Doc. 2021-154126
Religious Display Policy	Doc. 2021-154121

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

N/A

6. The mailing address for the association is as follows:

MAGNOLIA FLOWER MOUND RESIDENTIAL ASSOCIATION, INC.
c/o Andy Kirby
4505 Caddo Maple Way,
Flower Mound, TX 75022

7. The name, address, telephone number, and email address of the person managing the association or the association's designated representative are as follows:

MAGNOLIA FLOWER MOUND RESIDENTIAL ASSOCIATION, INC.

c/o Andy Kirby

4505 Caddo Maple Way,

Flower Mound, TX 75022

Ph. 469-203-0342

Email: andykirby@yahoo.com

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

N/A

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

Resale Certificate:	\$340.00
Statement of Account:	\$50.00
Refinance Certificate:	\$50.00
Capital Contribution:	\$750.00

This **MAGNOLIA FLOWER MOUND RESIDENTIAL ASSOCIATION, INC. MANAGEMENT CERTIFICATE – DENTON COUNTY** amends and replaces all previously filed management certificates, including those filed as document numbers: 2017-104253; 2023-26387; and 2024-6224.

EXECUTED as of 1/23, 2024.

Vision Communities Management
Incorporated as managing agent for the
association

By (signature):



Name (printed): Estella Sanchez

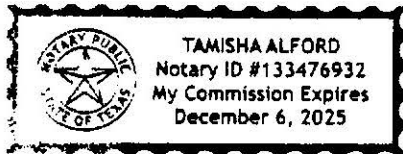
Title:

Transition and Development Coordinator

The State of Texas §

County of Dallas §

This instrument was acknowledged before me on the 23rd day of January, 2024, by Estella Sanchez (name), the Trans & Develop coord (title) authorized agent for Vision Communities Management Incorporated.




Notary Public – The State of Texas

After Recording, Please Return To:
Vision Communities Management Incorporated
5757 Alpha Road, Suite 680
Dallas, TX 75240