

**Denton County
Juli Luke
County Clerk**

Instrument Number: 232144

ERecordings-RP

CORRECTION

Recorded On: December 23, 2021 08:44 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: 232144
Receipt Number: 20211223000035
Recorded Date/Time: December 23, 2021 08:44 AM
User: Terri B
Station: Station 20

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

**AMENDED AND RESTATED MANAGEMENT CERTIFICATE
OF
CHURCHILL DOWNS HOMEOWNERS
ASSOCIATION, INC.**

The undersigned, being an officer of Churchill Downs Homeowners Association, Inc. (the "Association") and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

THIS CERTIFICATE AMENDS, RESTATES AND REPLACES IN ITS ENTIRETY THAT CERTAIN CHURCHILL DOWNS HOMEOWNERS ASSOCIATION, INC. MANAGEMENT CERTIFICATE, RECORDED AS DOCUMENT NO. 2008-27480, IN THE OFFICIAL PUBLIC RECORDS OF DENTON COUNTY, TEXAS.

1. The name of the subdivision: Churchill Downs.
2. The name of the association: Churchill Downs Homeowners Association, Inc., a Texas non-profit corporation.
3. The recording data for the subdivision: That real property in Denton County, Texas, as described in Appendix "A" to that certain Declaration of Covenants, Conditions and Restrictions for Churchill Downs recorded under Instrument No. 2008-27480, Official Public Records of Denton County, Texas (the "Declaration").
4. The recording data for the Declaration with any amendments and/or supplements to the Declaration: The recording data for the Declaration and any amendments and supplements thereto, are particularly described on Exhibit "A" attached hereto and incorporated herein by reference.
5. The name and mailing address of the Association: Churchill Downs Homeowners Association, Inc. c/o Property Management Group, LLC, 10340 Alta Vista Road, Fort Worth, TX 76244, Attn: Dawn Kelly.
6. The name, mailing address, telephone number, and email address of the person managing the association:

Name:	Property Management Group, LLC
Attn:	Dawn Kelly
Mailing Address:	10340 Alta Vista Rd, Fort Worth, TX 76244
Telephone Number:	817.337.1221
Email Address:	DKelly@PropertyManagementGroup.org; CustomerService@PropertyManagementGroup.org

7. Website to access the association's dedicatory instruments: NA
8. Amount and description of fees related to property transfer in the subdivision: The association fees are in the following amounts:

Transfer Fee – \$150.00

Resale Certificate Fee - \$250.00

The association fees cover all costs that the association incurs related to a property transfer in the subdivision.

EXECUTED to be effective on the date this instrument is Recorded.

CHURCHILL DOWNS ASSOCIATION, INC., a
Texas non-profit corporation

By: _____

Name: _____

Title: _____

STATE OF TEXAS §
 §
COUNTY OF Tarrant §

This instrument was acknowledged before me this 16th day of December, 2021 by

Dawn Kelly, Property Manager of Churchill Downs Owners Association, Inc., a
Texas non-profit corporation, on behalf of said non-profit corporation.

[SEAL]

Notary Public Signature

AFTER RECORDING RETURN TO:

**PROPERTY MANAGEMENT
GROUP, LLC**

**10340 ALTA VISTA ROAD UNIT C
FORT WORTH, TX 76244**

DKELLY@PROPERTYMANAGEMENTGROUP.ORG



AMENDED AND RESTATED
MANAGEMENT CERTIFICATE

EXHIBIT "A"

RECORDING DATA FOR THE DECLARATION AND RELATED DOCUMENTS

1. AMENDED RESTRICTIVE COVENANTS CHURCHILL DOWNS, recorded as Document No. 2008-27480, Official Public Records of Denton County, Texas.
2. NOTICE OFFILING OF DEDICATORY INSTRUMENTS FOR CHURCHILL DOWNS HOMEOWNERS ASSOCIATION, recorded as Document No. 2012-28558, Official Public Records of Denton County, Texas.
3. SUPPLEMENT TO THE BYLAWS OF CHURCHILL DOWNS HOA. INC., recorded as Document No 2014-68771 The State of Texas County of Denton, Texas.

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CHURCHILL DOWNS AMENDED AND
RESTATED

MANAGEMENT CERTIFICATE