

**Denton County
Juli Luke
County Clerk**

Instrument Number: 169878

ERecordings-RP

MISCELLANEOUS

Recorded On: December 16, 2022 08:23 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: 169878
Receipt Number: 20221215000563
Recorded Date/Time: December 16, 2022 08:23 AM
User: Kraig T
Station: Station 21

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

**PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE**
for
VILLAGES OF NORTSHORE HOMEOWNERS ASSOCIATION, INC.

THE STATE OF TEXAS §
 §
COUNTY OF DENTON §

The undersigned, being the Managing Agent of Villages of Northshore Homeowners Association, Inc., a non-profit corporation ("Association") organized and existing under the laws of the State of Texas, submits the following information pursuant to Section 209.004 of the Texas Property Code, which supersedes any Management Certificate previously filed by the Association:

1. Name of Subdivision: The name of the subdivision is The Villages of Northshore.
2. Name of Association: The name of the Association is Villages of Northshore Homeowners Association, Inc.
3. Recording Data for the Subdivision:
 - a. The Villages of Northshore, Phase 1A, a subdivision in Denton County, Texas according to the maps or plats thereof recorded in Cabinet K, Page 374 of the Plat Records of Denton County, Texas, and all amendments to or replats of said maps or plats, if any.
 - b. The Villages of Northshore, Phase 1B, a subdivision in Denton County, Texas according to the maps or plats thereof recorded in Cabinet K, Page 375 of the Plat Records of Denton County, Texas, and all amendments to or replats of said maps or plats, if any.
 - c. The Villages of Northshore, Phase 2A, a subdivision in Denton County, Texas according to the maps or plats thereof recorded in Cabinet M, Page 355 of the Plat Records of Denton County, Texas, and all amendments to or replats of said maps or plats, if any.
 - d. The Villages of Northshore, Phase 3, a subdivision in Denton County, Texas according to the maps or plats thereof recorded in Cabinet O, Page 209 of the Plat Records of Denton County, Texas, and all amendments to or replats of said maps or plats, if any.
4. Recording Data for the Declaration*:
 - a. Documents:

- (1) Declaration of Covenants, Conditions and Restrictions for The Villages of Northshore.
- (2) Declaration of Annexation.
- (3) Second Declaration of Annexation.
- (4) First Amendment to Declaration of Covenants, Conditions and Restrictions for The Villages of Northshore.
- (5) Second Amendment to Declaration of Covenants, Conditions and Restrictions for The Villages of Northshore.
- (6) Third Amendment to Declaration of Covenants, Conditions and Restrictions for The Villages of Northshore.
- (7) Declaration of Covenants, Conditions and Restrictions for The Villages of Northshore, Phase 3.

b. Recording Information:

- (1) Denton County Clerk's File No. 94-R0087229.
- (2) Denton County Clerk's File No. 96-R0067484.
- (3) Denton County Clerk's File No. 97-R0054228.
- (4) Denton County Clerk's File No. 97-R0037176.
- (5) Denton County Clerk's File No. 97-R0037177.
- (6) Denton County Clerk's File No. 97-R0043787.
- (7) Denton County Clerk's File No. 98-R0012887.

5. Name and Mailing Address of the Association: The name and mailing address of the Association is Villages of Northshore Homeowners Association, Inc. c/o Accelerated Association Management Company, LLC, 1011 Surrey Lane #200, Flower Mound, Texas 75022.

6. The Contact Information for the Association's Designated Representative: The contact information of the designated representative of the Association is:

Accelerated Association Management Company, LLC
 1011 Surrey Lane #200
 Flower Mound, Texas 75022
 972.372.0752
 info@acceleratedmgmt.com

7. The Association's Dedicatory Instruments are available to Members online at:
www.acceleratedmgmt.com.

8. The Amount and Description of the Fees and Other Charges Charged by the Association in Connection with a Property Transfer:

Description	Fee
Resale Certificate Fee	\$375.00
Resale Certificate Update Fee	\$75.00

Transfer Fee	\$300.00
Refinance Fee	\$375.00
Rush Fee	\$375.00

Executed on this 15 day of December, 2022.

**VILLAGES OF NORTSHORE
HOMEOWNERS ASSOCIATION, INC.**

By: Accelerated Association Management
Company, LLC Managing Agent

By:

Printed:

Jamie Morris

Its:

Managing Agent

*This Management Certificate does not purport to identify every publicly recorded document affecting the Subdivision, or to report every piece of information pertinent to the Subdivision. Rather, the purpose of this Management Certificate is to provide information sufficient for a title company or others to correctly identify the Subdivision and to contact the Association. No person should rely on this Management Certificate for anything other than instructions for identifying and contacting the Association.

THE STATE OF TEXAS

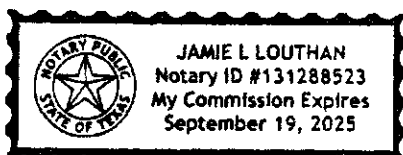
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COUNTY OF Denton

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BEFORE ME, the undersigned notary public, on this 15th day of December, 2022 personally appeared Jamie Morris, Owner of Accelerated Association Management Company, LLC, Managing Agent for Villages of Northshore Homeowners Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that s/he executed the same for the purpose and in the capacity therein expressed.



[Signature]
Notary Public in and for the State of Texas