

Denton County
Juli Luke
County Clerk

Instrument Number: 98415

ERecordings-RP

CERTIFICATE

Recorded On: September 12, 2023 04:25 PM

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: 98415
Receipt Number: 20230912000595
Recorded Date/Time: September 12, 2023 04:25 PM
User: Lisa T
Station: Station 9

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

**SECOND AMENDED AND RESTATED MANAGEMENT CERTIFICATE
OF
ERICKSON FARMS RESIDENTIAL COMMUNITY, INC.**

The undersigned, being an officer of Erickson Farms Residential Community, Inc. 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 MANAGEMENT CERTIFICATE OF ERICKSON FARMS RESIDENTIAL COMMUNITY, INC., RECORDED AS DOCUMENT NO. 2021-189750, AND 2021-103642, OFFICIAL PUBLIC RECORDS OF DENTON COUNTY, TEXAS.

1. The name of the subdivision: Erickson Farms.
2. The name of the association: Erickson Farms Residential Community, Inc., a Texas non-profit corporation.
3. The recording data for the subdivision: That certain real property in Denton County, Texas, as described on Exhibit "A" to that certain Declaration of Covenants, Conditions and Restrictions for Erickson Farms, recorded under Document No. 2021-102316, 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 Erickson Farms Residential Community, Inc., c/o Vision Communities Management, 5757 Alpha Road, Suite 680, Dallas, Texas 75240.
6. The name, mailing address, telephone number, and email address of the person managing the association:

Name:	Amber Anderson
Mailing Address:	5757 Alpha Road, Suite 680, Dallas, Texas 75240
Telephone Number::	972-612-2303
Email Address:	vcminfo@vcmtexas.com
7. Website to access the association's dedicatory instruments: www.ericksonfarmsra.com.
8. Amount and description of fees related to property transfer in the subdivision: The association fees are in the following amounts:

Working Capital Assessment - \$500.00.

ERICKSON FARMS RESIDENTIAL COMMUNITY, INC.
SECOND AMENDED AND RESTATED
MANAGEMENT CERTIFICATE

Transfer Fee - \$175.00.

Resale Certificate Fee - \$340.00.

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.

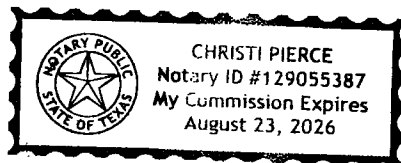
ERICKSON FARMS RESIDENTIAL COMMUNITY, INC.,
a Texas non-profit corporation

By: Shanti Williams
Printed Name: Shanti Williams
Title: President

STATE OF TEXAS §
 §
COUNTY OF Tarrant §

This instrument was acknowledged before me this 5 day of September, 2023 by Shanti Williams President of Erickson Farms Residential Community, Inc., a Texas non-profit corporation, on behalf of said non-profit corporation.

[SEAL]



Christi Pierce
Notary Public Signature

AFTER RECORDING RETURN TO:

Robert D. Burton, Esq.
WINSTEAD PC
401 Congress Avenue, Suite 2100
Austin, Texas 78701
rburton@winstead.com

ERICKSON FARMS RESIDENTIAL COMMUNITY, INC.
SECOND AMENDED AND RESTATED
MANAGEMENT CERTIFICATE

EXHIBIT "A"

RECORDING DATA FOR THE DECLARATION AND RELATED DOCUMENTS

1. Erickson Farms – Declaration of Covenants, Conditions and Restrictions, recorded as Document 2021-102316, Official Public Records of Denton County, Texas.
2. Erickson Farms – Notice of Plat Recordation [Phase 1], recorded as Document No. 2021-103639, Official Public Records of Denton County, Texas.
3. Erickson Farms – Notice of Plat Recordation [Phase 2], recorded as Document No. 2021-103640, Official Public Records of Denton County, Texas.
4. Erickson Farms – Adoption of Working Capital Assessment, recorded as Document No. 2021-103641, Official Public Records of Denton County, Texas.
5. Erickson Farms – Community Manual, recorded as Document No. 2021-114602, Official Public Records of Denton County, Texas.
6. First Supplement to Erickson Farms Community Manual, recorded as Document No. 2021-179906, Official Public Records of Denton County, Texas.
7. Erikson Farms Notice of Addition of Land, recorded as Document No. 2022-136154, Official Public Records of Denton County, Texas.
8. Second Supplement to Erickson Farms Community Manual, recorded as Document No. 2023-98336, Official Public Records of Denton County, Texas.