

**Denton County
Juli Luke
County Clerk**

Instrument Number: 35820

ERecordings-RP

CERTIFICATE

Recorded On: April 07, 2025 12:02 PM

Number of Pages: 5

" Examined and Charged as Follows: "

Total Recording: \$41.00

******* 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: 35820
Receipt Number: 20250407000325
Recorded Date/Time: April 07, 2025 12:02 PM
User: Lisa V
Station: Station 37

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
SAGEBROOK HOA, INC.**

THE STATE OF TEXAS §
 §
COUNTY OF DENTON §

The undersigned, being the Managing Agent for Sagebrook HOA, 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 prior Management Certificate filed by the Association:

1. Name of Subdivision: The name of the subdivision is Sagebrook.
2. Name of Association: The name of the Association is Sagebrook HOA, Inc.
3. Recording Data for the Subdivision:
 - a. Property described by metes and bounds on Exhibit "A" attached to the "Declaration of Covenants, Conditions and Restrictions for Sagebrook" recorded in the Official Public Records of Real Property of Denton County, Texas under Clerk's File No. 123341 (which said Exhibit "A" is incorporated herein by reference).
 - b. Sagebrook, Phase I, a subdivision in Denton County, Texas according to the map or plat thereof recorded under Clerk's File No. 2021-429 of the Plat Records of Denton County, Texas and all amendments to or replats of said maps or plats, if any.
 - c. Sagebrook, Phase II, a subdivision in Denton County, Texas according to the map or plat thereof recorded under Clerk's File No. 2024-111 of the Plat Records of Denton County, Texas and all amendments to or replats of said maps or plats, if any.
 - d. Sagebrook, Phase IIA, a subdivision in Denton County, Texas according to the map or plat thereof recorded under Clerk's File No. 2021-432 of the Plat Records of Denton County, Texas and all amendments to or replats of said maps or plats, if any.
 - e. Sagebrook, Phase IIB, a subdivision in Denton County, Texas according to the map or plat thereof recorded under Clerk's File No. 2024-295 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 Sagebrook.
- (2) First Amendment to the Declaration of Covenants, Conditions and Restrictions for Sagebrook.
- (3) Supplemental Declaration and Annexation for Sagebrook [Phase II and Phase IIB].

b. Recording Information:

- (1) Denton County Clerk's File No. 123341.
- (2) Denton County Clerk's File No. 25502.
- (3) Denton County Clerk's File No. 29900.

5. Name and Mailing Address of the Association: The name and mailing address of the Association is Sagebrook HOA, Inc. c/o Singer Association Management, Inc., P.O. Box 142033, Irving, Texas 75014-2033.

6. The Contact Information for the Association's Designated Representative: The contact information of the designated representative of the Association is: Singer Association Management, Inc. Conveyance Department. Address: P.O. Box 142033, Irving, Texas 75014-2033. Phone No.: 972.402.8352. Email Address: support@singermanagement.com.

7. The Association's Dedicatory Instruments are Available to Members Online at: www.singermanagement.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
Refinance Fee	\$ 70.00
Singer Transfer Fee	\$ 250.00
Payoff Statement of Account	\$ 70.00
Rush Fee	\$ 55.00 - \$110.00

Acquisition Assessment Fee [Declaration Article X, Section 10.4]	At the time of closing, the new owner (excluding a Builder as that term is defined in the Declaration) shall pay an Acquisition Fee in the amount of 50% of the current annual assessment rate for each Lot required. For 2025 the Acquisition Assessment Fee is in the amount of \$600.00. For future years, the Acquisition Assessment Fee must be verified by the Association.
--	---

Executed on this 24 day of April, 2025.

SAGEBROOK HOA, INC.

By: Singer Association Management, Inc.,
Managing Agent

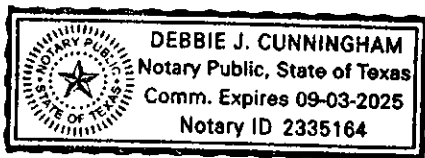

Tia K. Singer, President

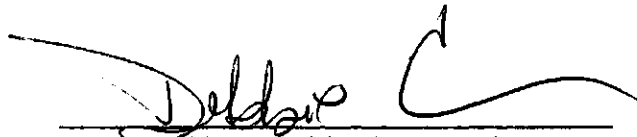
*This Management Certificate does not purport to identify every publicly recorded document affecting the Subdivision, or to report every piece of information pertinent to the Subdivision. Rather, the purpose of this Management Certificate is to provide information sufficient for a title company or others 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 remainder of this page left blank intentionally.]

THE STATE OF TEXAS §
 §
COUNTY OF DALLAS §

BEFORE ME, the undersigned notary public, on this 7th day of April, 2025 personally appeared Tia K. Singer, President of Singer Association Management, Inc., Managing Agent for Sagebrook HOA, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purpose and in the capacity therein expressed.





Notary Public in and for the State of Texas