

Denton County
Juli Luke
County Clerk

Instrument Number: 99397

ERecordings-RP

MISCELLANEOUS

Recorded On: July 06, 2022 03:56 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: 99397
Receipt Number: 20220706000770
Recorded Date/Time: July 06, 2022 03:56 PM
User: Kraig T
Station: Station 25

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

MANAGEMENT CERTIFICATE
OLD NORTH PARK PHASE II OWNERS' ASSOCIATION, INC.

The undersigned, being an Officer of Old North Park Phase II Owners' Association, Inc. (the "Association"), and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

1. The name of the subdivision is Old North Park Phase II-A (the "Subdivision Development").
2. The name of the Association is Old North Park Phase II Owners' Association, Inc. (the "Association").
3. The recording data for the Subdivision Development is as follows:

Lots 10-18 and CA-1 in Block A; Lots 14-27 in Block C; Lots 1-9 and 28-36 in Block D and CA-1 in Block E of Old North Park Phase II-A, an addition to the City of Denton, Denton County, Texas, according to the Map or Plat thereof, recoded at Document No.2016-2110 in the Plat Records of Denton County, Texas.

All fifty-four (54) residential Lots and six (6) HOA or "Common Area" Lots on the Plat of Old North Park Phase III, an addition to the City of Denton, Denton County, Texas, according to the Map or Plat thereof, recorded at Document No. 2019-226 in the Plat Records of Denton County, Texas.

4. The recording data for the declaration applicable to the Subdivision Development, and all amendments thereto, is as follows:

Declaration of Covenants, Conditions and Restrictions for Old North Park Phase II, recorded at Document No. 153659 in the Official Public Records of Denton County, Texas.

Declaration of Annexation and Amendment to Declaration of Covenants, Conditions and Restrictions for Old North Park Phase II, recorded at Document No. 110472 in the Official Public Records of Denton County, Texas.

Special Warranty Deed, recorded at Document No. 110829 in the Official Public Records of Denton County, Texas.

Certified Resolutions of the Board of Directors of Old North Park Phase II and Phase III Owner's Association, Inc. Adoption of Permitted Rules and Regulations Under Chapter 202 of the Texas Property Code, recorded at Document No. 33837 in the Official Public Records of Denton County, Texas.

Certified Resolutions of the Board of Directors of Old North Park Phase II and Phase III Owner's Association, Inc. Adoption of Contract Procurement Policy, recorded at Document No. 33838 in the Official Public Records of Denton County, Texas.

Certified Resolutions of the Board of Directors of Old North Park Phase II and Phase III Owner's Association, Inc. Adoption of Procedures and Guidelines for Conducting Hearings Pursuant to Chapter 209 of the Texas Property Code, recorded at Document No. 33839 in the Official Public Records of Denton County, Texas.

Certified Resolutions of the Board of Directors of Old North Park Phase II and Phase III Owner's Association, Inc. Adoption of Procedures and Guidelines for the Exercise of Architectural Review Authority Pursuant to Chapter 209 of the Texas Property Code, recorded at Document No. 33840 in the Official Public Records of Denton County, Texas.

5. The name and mailing address of the Association is:

Old North Park Phase II Owners' Association, Inc.
c/o PMI Metroplex
PO Box 211327
Bedford, TX 76095
6. The name, mailing address, telephone number, and email address of the person or entity managing the Association is:

PMI Metroplex
PO Box 211327
Bedford, TX 76095
Tel: (817) 952-9009
Email: brian@metroplexpmi.com
7. The website address at which the Association's dedicatory instruments are available in accordance with Section 207.006 of the Texas Property Code is www.pmihoa.com
8. The following described fees are charged by the Association in relation to a property transfer in the Subdivision Development:

Not applicable

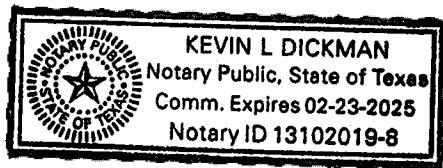
This Management Certificate is effective as of the 23rd day of June, 2022.

OLD NORTH PARK PHASE II OWNERS' ASSOCIATION,
INC., a Texas nonprofit corporation

By: Brian Schoolcraft
Name: Brian Schoolcraft
Title: Agent for HOA

THE STATE OF TEXAS §
COUNTY OF DENTON §

This instrument was acknowledged before me on 23rd day of June, 2022, by Brian Schoolcraft Agent for Old North Park Phase II Owners' Association, Inc., a Texas nonprofit corporation, on behalf of said corporation.



[SEAL]

Kevin L. Dickman
Notary Public Signature

AFTER RECORDING RETURN TO:

Gregory S. Cagle
CAGLE PUGH, LTD., LLP
4301 Westbank Dr. A-150
Austin, Texas 78746

MANAGEMENT CERTIFICATE
OLD NORTH PARK PHASE II OWNERS' ASSOCIATION, INC.