

**Denton County
Juli Luke
County Clerk**

Instrument Number: 48020

ERecordings-RP

MISCELLANEOUS

Recorded On: May 11, 2023 08:04 AM

Number of Pages: 12

" Examined and Charged as Follows: "

Total Recording: \$70.00

******* 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: 48020

Receipt Number: 20230510000713

Recorded Date/Time: May 11, 2023 08:04 AM

User: Kerry H

Station: Station 4

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
ROBSON RANCH DENTON HOMEOWNERS ASSOCIATION

STATE OF TEXAS §
 §
COUNTY OF DENTON §

The undersigned, being the Managing Agent of Robson Ranch Denton Homeowners Association, 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 Robson Ranch.
2. Name of Association: The name of the Association is Robson Ranch Denton Homeowners Association.
3. Recording Data for the Subdivision:
 - a. Robson Ranch 1, Phase 1, a subdivision in Denton County, Texas, according to the map or plat thereof, recorded in Cabinet R, Slide 337 of the Plat Records of Denton County, Texas and all amendments to or replats of said maps or plats, if any.
 - b. Robson Ranch 1, Phase 2, a subdivision in Denton County, Texas, according to the map or plat thereof, recorded in Cabinet S, Slide 229 of the Plat Records of Denton County, Texas and all amendments to or replats of said maps or plats, if any.
 - c. Robson Ranch 2, Phase 1, a subdivision in Denton County, Texas, according to the map or plat thereof, recorded in Cabinet S, Slide 227 of the Plat Records of Denton County, Texas and all amendments to or replats of said maps or plats, if any.
 - d. Robson Ranch 2, Phase 2, a subdivision in Denton County, Texas, according to the map or plat thereof, recorded in Cabinet U, Slide 424 of the Plat Records of Denton County, Texas and all amendments to or replats of said maps or plats, if any.
 - e. Robson Ranch 2-3, a subdivision in Denton County, Texas, according to the map or plat thereof, recorded under Document No. 2012-140 of the Plat Records of Denton County, Texas and all amendments to or replats of said maps or plats, if any.

- f. Robson Ranch Unit 2-4, a subdivision in Denton County, Texas, according to the map or plat thereof, recorded under Document No. 2014-415 of the Plat Records of Denton County, Texas and all amendments to or replats of said maps or plats, if any.
- g. Robson Ranch 2-5, a subdivision in Denton County, Texas, according to the map or plat thereof, recorded under Document No. 2018-295 of the Plat Records of Denton County, Texas and all amendments to or replats of said maps or plats, if any.
- h. Robson Ranch 3, Phase 1, a subdivision in Denton County, Texas, according to the map or plat thereof, recorded in Cabinet U, Slide 83 of the Plat Records of Denton County, Texas and all amendments to or replats of said maps or plats, if any.
- i. Robson Ranch 3, Phase 2, a subdivision in Denton County, Texas, according to the map or plat thereof, recorded in Cabinet U, Slide 422 of the Plat Records of Denton County, Texas and all amendments to or replats of said maps or plats, if any.
- j. Robson Ranch 4, Phase 1, a subdivision in Denton County, Texas, according to the map or plat thereof, recorded in Cabinet U, Slide 448 of the Plat Records of Denton County, Texas and all amendments to or replats of said maps or plats, if any.
- k. Robson Ranch 4, Phase 2, a subdivision in Denton County, Texas, according to the map or plat thereof, recorded in Cabinet U, Slide 426 of the Plat Records of Denton County, Texas and all amendments to or replats of said maps or plats, if any.
- l. Robson Ranch 5-1, a subdivision in Denton County, Texas, according to the map or plat thereof, recorded under Document No. 162115, in Cabinet W, Slides 28-29 of the Plat Records of Denton County, Texas and all amendments to or replats of said maps or plats, if any.
- m. Robson Ranch 5-2, a subdivision in Denton County, Texas, according to the map or plat thereof, recorded under Document No. 162114, in Cabinet W, Slides 26-27 of the Plat Records of Denton County, Texas and all amendments to or replats of said maps or plats, if any.
- n. Robson Ranch Unit 6-1, a subdivision in Denton County, Texas, according to the map or plat thereof, recorded under Document No. 2019-212 of the Plat Records of Denton County, Texas and all amendments to or replats of said maps or plats, if any.

- o. Robson Ranch Unit 6-2, a subdivision in Denton County, Texas, according to the map or plat thereof, recorded under Document No. 2021-430 of the Plat Records of Denton County, Texas and all amendments to or replats of said maps or plats, if any.
- p. Robson Ranch 7-1, a subdivision in Denton County, Texas, according to the map or plat thereof, recorded under Document No. 2012-41 and under Document No. 75440 and in Cabinet X, Slide 149 of the Plat Records of Denton County, Texas and all amendments to or replats of said maps or plats, if any.
- q. Lot 1A-13A, Block B, Robson Ranch 7-1 and Lot 1A, Block A, Robson Ranch Golf Course A, Phase 1, a subdivision in Denton County, Texas, according to the map or plat thereof, recorded under Document No. 2010-188 of the Plat Records of Denton County, Texas and all amendments to or replats of said maps or plats, if any.
- r. Robson Ranch 7-2, a subdivision in Denton County, Texas, according to the map or plat thereof, recorded under Document No. 75463 and in Cabinet X, Slide 151 of the Plat Records of Denton County, Texas and all amendments to or replats of said maps or plats, if any.
- s. Robson Ranch 8-1, a subdivision in Denton County, Texas, according to the map or plat thereof, recorded under Document No. 57781 and in Cabinet W, Slides 284-285 of the Plat Records of Denton County, Texas and all amendments to or replats of said maps or plats, if any.
- t. Robson Ranch 8-2, a subdivision in Denton County, Texas, according to the map or plat thereof, recorded under Document No. 57770 and in Cabinet W, Slides 279-280 of the Plat Records of Denton County, Texas and all amendments to or replats of said maps or plats, if any.
- u. Robson Ranch 9-1, a subdivision in Denton County, Texas, according to the map or plat thereof, recorded under Document No. 157750 and in Cabinet W, Slides 713-714 of the Plat Records of Denton County, Texas and all amendments to or replats of said maps or plats, if any.
- v. Robson Ranch 9-2, a subdivision in Denton County, Texas, according to the map or plat thereof, recorded under Document No. 931 and in Cabinet W, Slides 735-736 and amended under Document No. 113234 and in Cabinet X, Slide 308 of the Plat

Records of Denton County, Texas and all amendments to or replats of said maps or plats, if any.

- w. Robson Ranch 10-1, a subdivision in Denton County, Texas, according to the map or plat thereof, recorded under Document No. 2014-360 of the Plat Records of Denton County, Texas and all amendments to or replats of said maps or plats, if any.
- x. Robson Ranch 10-2, a subdivision in Denton County, Texas, according to the map or plat thereof, recorded under Document No. 2016-183 of the Plat Records of Denton County, Texas and all amendments to or replats of said maps or plats, if any.
- y. Robson Ranch 11, a subdivision in Denton County, Texas, according to the map or plat thereof, recorded under Document No. 157743 and in Cabinet W, Slides 710-712 of the Plat Records of Denton County, Texas and all amendments to or replats of said maps or plats, if any.
- z. Robson Ranch 14, a subdivision in Denton County, Texas, according to the map or plat thereof, recorded under Document No. 83389 and in Cabinet V, Slide 736 of the Plat Records of Denton County, Texas and all amendments to or replats of said maps or plats, if any.
- aa. Robson Ranch 15, a subdivision in Denton County, Texas, according to the map or plat thereof, recorded under Document No. 83378 and in Cabinet V, Slide 733 of the Plat Records of Denton County, Texas and all amendments to or replats of said maps or plats, if any.
- bb. Robson Ranch 16, a subdivision in Denton County, Texas, according to the map or plat thereof, recorded under Document No. 73442 and in Cabinet V, Slide 687 of the Plat Records of Denton County, Texas and all amendments to or replats of said maps or plats, if any.
- cc. Robson Ranch 17-1, a subdivision in Denton County, Texas, according to the map or plat thereof, recorded under Document No. 2017-106 of the Plat Records of Denton County, Texas and all amendments to or replats of said maps or plats, if any.
- dd. Robson Ranch 17-3, a subdivision in Denton County, Texas, according to the map or plat thereof, recorded under Document No. 2018-151 of the Plat Records of Denton County, Texas and all amendments to or replats of said maps or plats, if any.

- ee. Robson Ranch 18-1, a subdivision in Denton County, Texas, according to the map or plat thereof, recorded under Document No. 2018-40 of the Plat Records of Denton County, Texas and all amendments to or replats of said maps or plats, if any.
- ff. Robson Ranch 18-2A, a subdivision in Denton County, Texas, according to the map or plat thereof, recorded under Document No. 2016-2180 of the Plat Records of Denton County, Texas and all amendments to or replats of said maps or plats, if any.
- gg. Robson Ranch - Unit 20, a subdivision in Denton County, Texas, according to the map or plat thereof, recorded under Document No. 2020-308 of the Plat Records of Denton County, Texas and all amendments to or replats of said maps or plats, if any.
- hh. Robson Ranch 24, a subdivision in Denton County, Texas, according to the map or plat thereof, recorded under Document No. 56416 and in Cabinet Y, Slides 408-410 of the Plat Records of Denton County, Texas and all amendments to or replats of said maps or plats, if any.
- ii. Robson Ranch 25-1, a subdivision in Denton County, Texas, according to the map or plat thereof, recorded under Document No. 2014-211 of the Plat Records of Denton County, Texas and all amendments to or replats of said maps or plats, if any.
- jj. Robson Ranch Unit 25-2, a subdivision in Denton County, Texas, according to the map or plat thereof, recorded under Document No. 2019-409 of the Plat Records of Denton County, Texas and all amendments to or replats of said maps or plats, if any.
- kk. Robson Ranch Unit 26, a subdivision in Denton County, Texas, according to the map or plat thereof, recorded under Document No. 2022-257 of the Plat Records of Denton County, Texas and all amendments to or replats of said maps or plats, if any.
- ll. Robson Ranch Unit 28-1, a subdivision in Denton County, Texas, according to the map or plat thereof, recorded under Document No. 2019-80 of the Plat Records of Denton County, Texas and all amendments to or replats of said maps or plats, if any.
- mm. Robson Ranch 47, a subdivision in Denton County, Texas, according to the map or plat thereof, recorded under Document No. 2014-267 of the Plat Records of Denton County, Texas and all amendments to or replats of said maps or plats, if any.

- nn. Ed Robson Boulevard, a subdivision in Denton County, Texas, according to the map or plat thereof, recorded in Cabinet T, Slide 2 and in Cabinet T, Slide 286 of the Plat Records of Denton County, Texas and all amendments to or replats of said maps or plats, if any.
- oo. Robson Ranch Golf Course A, a subdivision in Denton County, Texas, according to the map or plat thereof, recorded in Cabinet T, Slide 231 and replatted in Cabinet U, Slide 444 of the Plat Records of Denton County, Texas and all amendments to or replats of said maps or plats, if any.
- pp. Robson Ranch Golf Course B, Phase 1, a subdivision in Denton County, Texas, according to the map or plat thereof, recorded in Cabinet U, Slide 338 of the Plat Records of Denton County, Texas and all amendments to or replats of said maps or plats, if any.
- qq. Robson Ranch Maintenance Yard, a subdivision in Denton County, Texas, according to the map or plat thereof, recorded in Cabinet U, Slide 170 of the Plat Records of Denton County, Texas and all amendments to or replats of said maps or plats, if any.
- rr. Robson Ranch Clubhouse, a subdivision in Denton County, Texas, according to the map or plat thereof, recorded in Cabinet U, Slide 435 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 of Robson Ranch Denton Resort Community.
 - (2) Tract Declaration of Covenants, Conditions and Restrictions for Robson Ranch 1 Phase 2, Robson Ranch 2 Phase 1 and Ed Robson Boulevard.
 - (3) Declaration of Annexation and Tract Declaration of Covenants, Conditions and Restrictions for Robson Ranch 1 Phase 1; Robson Ranch 2 Phase 2; Robson Ranch 3 Phase 1; Robson Ranch 3 Phase 2; Robson Ranch 4 Phase 1; Robson Ranch 4 Phase 2.
 - (4) Declaration of Annexation and Tract Declaration of Covenants, Conditions and Restrictions for Robson Ranch 2-3.
 - (5) Declaration of Annexation and Tract Declaration of Covenants, Conditions and Restrictions for Robson Ranch 2-4.

- (6) Declaration of Annexation and Tract Declaration of Covenants, Conditions and Restrictions for Robson Ranch 2-5.
- (7) Declaration of Annexation and Tract Declaration of Covenants, Conditions and Restrictions for Robson Ranch 5-1.
- (8) Amendment to Declaration of Annexation and Tract Declaration of Covenants, Conditions and Restrictions for Robson Ranch 5-1.
- (9) Declaration of Annexation and Tract Declaration of Covenants, Conditions and Restrictions for Robson Ranch 5-2.
- (10) Amendment to Declaration of Annexation and Tract Declaration of Covenants, Conditions and Restrictions for Robson Ranch 5-2.
- (11) Declaration of Annexation and Tract Declaration of Covenants, Conditions and Restrictions for Robson Ranch - Unit 6-1.
- (12) Declaration of Annexation and Tract Declaration of Covenants, Conditions and Restrictions for Robson Ranch - Unit 6-2.
- (13) Declaration of Annexation and Tract Declaration of Covenants, Conditions and Restrictions for Lots 17-X, 13, 14 and 15, Block C; Lots 1-A-X, 1A-16A, 21A-31A & 34-A-X, Block A, Lots 1A-4A, 6A-11A & 16A, Block C (Replat of Lots 1-X, 1-16, 21-33 & 34-X, Block A, Lots 1-12 & 16, Block C) of Robson Ranch 7-1.
- (14) Declaration of Annexation and Tract Declaration of Covenants, Conditions and Restrictions for Lots 1A-13A, Block B, Robson Ranch 7-1 and Lot 1A, Block A, Robson Ranch Golf Course A, Phase 1.
- (15) Declaration of Annexation and Tract Declaration of Covenants, Conditions and Restrictions for Robson Ranch 7-2.
- (16) Declaration of Annexation and Tract Declaration of Covenants, Conditions and Restrictions for Robson Ranch 8-1.
- (17) Declaration of Annexation and Tract Declaration of Covenants, Conditions and Restrictions for Robson Ranch 8-2.
- (18) Declaration of Annexation and Tract Declaration of Covenants, Conditions and Restrictions for Robson Ranch 9-1.
- (19) Declaration of Annexation and Tract Declaration of Covenants, Conditions and Restrictions for Robson Ranch 9-2.

- (20) Declaration of Annexation and Tract Declaration of Covenants, Conditions and Restrictions for Robson Ranch 10-1.
- (21) Declaration of Annexation and Tract Declaration of Covenants, Conditions and Restrictions for Robson Ranch 10-2.
- (22) Declaration of Annexation and Tract Declaration of Covenants, Conditions and Restrictions for Robson Ranch 11.
- (23) Declaration of Annexation and Tract Declaration of Covenants, Conditions and Restrictions for Robson Ranch 14.
- (24) Declaration of Annexation and Tract Declaration of Covenants, Conditions and Restrictions for Robson Ranch 15.
- (25) Declaration of Annexation and Tract Declaration of Covenants, Conditions and Restrictions for Robson Ranch 16.
- (26) Declaration of Annexation and Tract Declaration of Covenants, Conditions and Restrictions for Robson Ranch 17-1.
- (27) Declaration of Annexation and Tract Declaration of Covenants, Conditions and Restrictions for Robson Ranch 17-3.
- (28) Declaration of Annexation and Tract Declaration of Covenants, Conditions and Restrictions for Robson Ranch 18-1.
- (29) Declaration of Annexation and Tract Declaration of Covenants, Conditions and Restrictions for Robson Ranch 18-2A.
- (30) Declaration of Annexation and Tract Declaration of Covenants, Conditions and Restrictions for Robson Ranch - Unit 20.
- (31) Declaration of Annexation and Tract Declaration of Covenants, Conditions and Restrictions for Robson Ranch 24.
- (32) Declaration of Annexation and Tract Declaration of Covenants, Conditions and Restrictions for Robson Ranch 25-1.
- (33) Declaration of Annexation and Tract Declaration of Covenants, Conditions and Restrictions for Robson Ranch - Unit 25-2.
- (34) Declaration of Annexation and Tract Declaration of Covenants, Conditions and Restrictions for Robson Ranch - Unit 26.

- (35) Declaration of Annexation and Tract Declaration of Covenants, Conditions and Restrictions for Robson Ranch 28-1.
- (36) Declaration of Annexation and Tract Declaration for Robson Ranch - Unit 47 and Declaration of Covenants, Conditions and Restrictions for Robson Ranch Villas.
- (37) Correction Instrument as to a Recorded Original Instrument.
- (38) Supplemental Tract Declaration of Covenants, Conditions and Restrictions regarding Well-Site Locations.
- (39) Amendment to Declaration of Covenants, Conditions and Restrictions of Robson Ranch Denton Resort Community.

b. Recording Information:

- (1) Volume 4713, Page 1270, *et seq.* in the Official Public Records of Real Property of Denton County, Texas.
- (2) Volume 4713, Page 1339, *et seq.* in the Official Public Records of Real Property of Denton County, Texas.
- (3) Denton County Clerk's File No. 2003-201500.
- (4) Denton County Clerk's File No. 2013-39899.
- (5) Denton County Clerk's File No. 2015-11828.
- (6) Denton County Clerk's File No. 2018-3899.
- (7) Denton County Clerk's File No. 2005-18196.
- (8) Denton County Clerk's File No. 2005-82167.
- (9) Denton County Clerk's File No. 2005-18195.
- (10) Denton County Clerk's File No. 2005-82166.
- (11) Denton County Clerk's File No. 2019-75412.
- (12) Denton County Clerk's File No. 2022-128205.
- (13) Denton County Clerk's File No. 2012-35942.
- (14) Denton County Clerk's File No. 2010-125589.
- (15) Denton County Clerk's File No. 2012-35941.
- (16) Denton County Clerk's File No. 2005-82168.
- (17) Denton County Clerk's File No. 2005-82169.
- (18) Denton County Clerk's File No. 2006-61856.
- (19) Denton County Clerk's File No. 2006-116981.
- (20) Denton County Clerk's File No. 2016-19713.
- (21) Denton County Clerk's File No. 2016-71007.
- (22) Denton County Clerk's File No. 2006-22514.
- (23) Denton County Clerk's File No. 2004-103708.
- (24) Denton County Clerk's File No. 2004-103709.
- (25) Denton County Clerk's File No. 2004-103710.
- (26) Denton County Clerk's File No. 2017-47643.
- (27) Denton County Clerk's File No. 2017-138796.
- (28) Denton County Clerk's File No. 2017-126658.
- (29) Denton County Clerk's File No. 2017-47645.
- (30) Denton County Clerk's File No. 2021-132723.

- (31) Denton County Clerk's File No. 2008-65773.
- (32) Denton County Clerk's File No. 2014-87172.
- (33) Denton County Clerk's File No. 2020-65702.
- (34) Denton County Clerk's File No. 2023-17381.
- (35) Denton County Clerk's File No. 2019-31498.
- (36) Denton County Clerk's File No. 2014-98643.
- (37) Denton County Clerk's File No. 2014-107845.
- (38) Volume 4929, Page 1932, *et seq.* in the Official Public Records of Real Property of Denton County, Texas.
- (39) Denton County Clerk's File No. 2019-28905

5. Name and Mailing Address of the Association: The name and mailing address of the Association is Robson Ranch Denton Homeowners Association, 9428 Ed Robson Circle, Denton, Texas 76207.
6. The Contact Information for the Association's Designated Representative: The contact information of the designated representative of the Association is: Rhett Hubbard, Managing Agent. Address: 9428 Ed Robson Circle, Denton, Texas 76207. Phone No.: 940.246.1020. Email Address: Rhett.hubbard@robson.com.
7. The Association's Dedicatory Instruments are Available to Members Online at: www.robsonranchhoa.org.
8. The Amount and Description of the Fees and Other Charges Charged by the Association in Connection with a Property Transfer:

Description	Fee
Disclosure Fee	\$ 50.00
Transfer Fee	\$ 350.00
Refinance Fee	\$ 150.00
Rush Fee	\$ 100.00

EXECUTED on this 10 day of May, 2023.

**ROBSON RANCH DENTON
HOMEOWNERS ASSOCIATION**

By: Rhett Hubbard

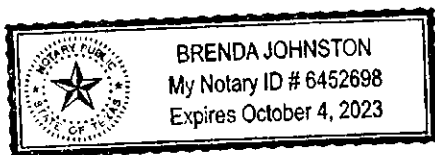
Printed: Rhett Hubbard

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 §
 §
COUNTY OF Denton §

BEFORE ME, the undersigned notary public, on this 10th day of May, 2023 personally appeared Rhett Hubbard, Managing Agent of Robson Ranch Denton Homeowners Association, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and in the capacity therein expressed.



Brenda Johnston
Notary Public in and for the State of Texas