

**Kaufman County
Laura Hughes
County Clerk**
Instrument Number: 2024-0001331

**Billable Pages: 7
Number of Pages: 8**

FILED AND RECORDED – REAL RECORDS	CLERKS COMMENTS
On: 01/17/2024 at 09:06 AM Document Number: <u>2024-0001331</u> Receipt No: <u>24-1277</u> Amount: \$ <u>49.00</u> Vol/Pg: <u>V:8354 P:172</u>	E-RECORDING



**STATE OF TEXAS
COUNTY OF KAUFMAN**

I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the Official Public Records of Kaufman County, Texas.

Laura A. Hughes

Laura Hughes, County Clerk

Recorded By: Maribel Vazquez, Deputy

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.

Record and Return To:

HENRY ODDO AUSTIN & FLETCHER, P.C.
1717 MAIN STREET, SUITE 4600
DALLAS, TX 75201



AFTER RECORDING, PLEASE RETURN TO:

Judd A. Austin, Jr.
Henry Oddo Austin & Fletcher, P.C.
1717 Main Street
Suite 4600
Dallas, Texas 75201

STATE OF TEXAS §
 §
COUNTY OF KAUFMAN §

**PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE
FOR
DEVONSHIRE RESIDENTIAL ASSOCIATION**

This PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE ("*Certificate*") is made on behalf of DEVONSHIRE RESIDENTIAL ASSOCIATION, a Texas nonprofit corporation ("*Association*").

W I T N E S S E T H :

WHEREAS, Forney 921 Lot Development Partners I, L.P., a Texas limited partnership, in its capacity as Declarant, executed and previously placed of record that certain Community Declaration of Covenants, Conditions and Restrictions for Devonshire ("*Declaration*"), filed on May 5, 2008, and recorded as Instrument No. 2008-00008653 in the Official Public Records of Kaufman County, Texas, as supplemented or amended, is incorporated herein for all purposes.

WHEREAS, the Association has caused this Certificate to be prepared and filed in accordance with the provisions of the Texas Residential Property Owners Protection Act as provided in Section 209.004 of the Texas Property Code.

NOW, THEREFORE, the undersigned hereby certifies as follows on behalf of the Association:

1. **Name of the Subdivision.** The name of the subdivision which is the subject of the Declaration is Devonshire - Phase/Village 1A, Phase/Village 1B, Phase/Village 1C, Phase/Village 2A, Phase/Village 2B, Phase/Village 2C, Phase/Village 2D, Phase/Village 3A1, Phase/Village 3A2, Phase/Village 3B1, Phase/Village 3B2, Phase/Village 3C, Phase/Village 4A, Phase/Village 4B1, Phase/Village 4B2, Phase/Village 4C, Phase/Village 5, Phase/Village 6, Phase/Village 7, Phase/Village 8, Phase/Village 9, Phase/Village 10A, Phase/Village 10B replat, Phase/Village 11,

Phase/Village 12, Phase/Village 13A, Phase/Village 13B, Phase/Village 14, Phase/Village 15, Phase/Village 17, Phase/Village 19, Phase/Village 20, and Phase/Village 21.

2. **Name and Mailing Address of the Association.** The name of the Association is Devonshire Residential Association, a Texas nonprofit corporation, and its mailing address is c/o Capital Consultant Management Corporation (“CCMC”), 7800 N. Dallas Parkway, Suite 450, Plano, Texas 75024.

3. **Recording Data for the Subdivision.** The recording data for the subdivision are those certain maps or plats for Devonshire, an Addition to the City of Forney, Kaufman County, Texas, and more fully described on Exhibit A, attached and incorporated herein by reference.

4. **Recording Data for the Declaration.** The recording data for the Declaration is Instrument No. 2008-00008653, and any amendments thereof or supplements thereto, in the Official Public Records of Kaufman County, Texas, including the Community Covenant of Construction, Fence & Use Restrictions Devonshire, recorded under Instrument No. 2008-00008654, the First Amendment to Community Covenants of Construction, Fence & Use Restrictions Devonshire, recorded under Instrument No. 2009-00014950, the Amendment of the First Amendment to Community Covenants of Construction, Fence & Use Restrictions Devonshire, recorded under Instrument No. 2012-0006581, the Supplement to Community Declaration of Covenants, Conditions and Restrictions for Devonshire and Amendment to Community Covenants of Construction, Fence & Use Restrictions, recorded under Instrument No. 2016-0007479, the Second Amendment to Community Covenants of Construction, Fence & Use Restrictions Devonshire, recorded under Instrument No. 2020-0030759 and corrected under Instrument No. 2020-0031377 in the Official Public Records of Kaufman County, Texas, and the Third Amendment to Community Covenants of Construction, Fence & Use Restrictions Devonshire, recorded under Instrument No. 2022-0011606 in the Official Public Records of Kaufman County, Texas. Additional dedicatory instruments are more fully described on Exhibit B, attached and incorporated herein by reference.

5. **Name and Contact Information for the Association or the Managing Agent of the Association.** The Association’s management agent is c/o CCMC, 7800 N. Dallas Parkway, Suite 450, Plano, Texas 75024, telephone number (469) 246-3500, fax number (469) 246-3501, and email ccmctx@ccmcnet.com and devonshiretx@ccmcnet.com.

6. **Website.** The Association’s websites may be found at www.devonshiretx.org and www.ccmcnet.com.

7. **Fees Due Upon Property Transfer.** Fees charged relating to a property transfer are as follows:

- a. Lien Estoppel Fee - \$375.00
- b. Resale Reserve Fee - one-half of then-current Regular Assessment
- c. Enhancement Fee - one-half of the then-current Regular Assessment

- d. Working Capital Fee (applicable only to townhome dwellings) - one-half of the then-current Regular Assessment

8. **Resale Certificates and Other Information:** Resale Certificates and other information may be requested by contacting the Association c/o HomeWiseDocs via www.ccmnet.com or www.homewisedocs.com. The telephone number for HomeWiseDocs is (866) 925-5004. Alternatively, you may contact the Arizona office for CCMC at 8360 East Via de Ventura, Building L, Suite 100, Scottsdale, Arizona 85258; telephone (480) 921-7500 or facsimile (480) 921-7564.

IN WITNESS WHEREOF, the undersigned has caused this Certificate to be executed on behalf of the Association in compliance with Section 209.004 of the Texas Property Code. This Certificate shall serve to take the place of all Management Certificates previously filed on behalf of the Association.

ASSOCIATION:

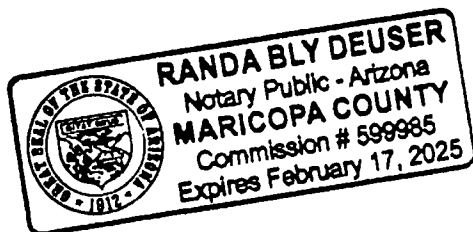
**DEVONSHIRE
RESIDENTIAL ASSOCIATION,
a Texas nonprofit corporation**

By: Capital Consultants Management Corporation,
Its: Managing Agent

By: *Delores Ferguson*
Delores Ferguson, Chief Customer Officer

STATE OF ARIZONA §
§
COUNTY OF MARICOPA §

This instrument was acknowledged before me on this the 10th day of January, 2024, by Delores Ferguson, with Capital Consultants Management Corporation, the Managing Agent of Devonshire Residential Association, a Texas nonprofit corporation.



Randa Bly Deuser
Notary Public, State of Arizona
Randa Bly Deuser

EXHIBIT A

Those tracts and parcels of real property located in the City of Forney, Kaufman County, Texas and more particularly described as follows:

<u>Phase/Village</u>	Instrument No./Book or Volume in the Official Public Records of <u>Kaufman County, Texas</u>
Phase/Village 1A	Volume 3388, Page 278
Phase/Village 1B	Volume 3383, Page 444
Phase/Village 1C	Volume 3375, Page 271
Phase/Village 2A	Volume 3388, Page 271
Phase/Village 2B	2016-0015991
Phase/Village 2C	2018-0003368
Phase/Village 2D	2017-0027947
Phase/Village 3A1	2016-0023649
Phase/Village 3A2	2016-0023649
Phase/Village 3B1	2016-0023625
Phase/Village 3B2	2016-0023625
Phase/Village 3C	2017-0023270
Phase/Village 4A	2018-0000732
Phase/Village 4B1	2018-0000732
Phase/Village 4B2	2019-0005273
Phase/Village 4C	2018-0021967
Phase/Village 5	2020-0009169
Phase/Village 6	2019-0028362
Phase/Village 7	2020-0039311
Phase/Village 8	2022-0044044
Phase/Village 9	2019-0023937
Phase/Village 10A	2020-0003172
Phase/Village 10B-replat	2020-0026289
Phase/Village 11	2021-0008703
Phase/Village 12	2023-0018786
Phase/Village 13A	2021-0002025
Phase/Village 13B	2023-0024262

Phase/Village 14	2022-0045719
Phase/Village 15	2023-0035947
Phase/Village 17	2023-007830
Phase/Village 19	2021-0021796 (refer to legal description set forth as Exhibit A to the Supplemental Community Declaration)
Phase/Village 20	2021-0031994 (refer to legal description set forth as Exhibit A to the Supplemental Community Declaration)
Phase/Village 21	2021-0031994 (refer to legal description set forth as Exhibit A to the Supplemental Community Declaration)

EXHIBIT B

<u>Descriptive Name of Dedicatory Instrument</u>	<u>Instrument No.</u>
Neighborhood Restrictions for Phase/Village 11 (Townhomes)	2021-0016206
Amendment to Appendix B NEIGHBORHOOD DESIGNATION of CCRs for Phase/Village 11	2021-0016140
Supplemental Declaration Phase/Village 11	2021-0015659
Social Media Policy	2020-0037776
Supplemental Declaration 10B	2020-0037584
HOA Sale Fee Resolution	2020-0032799
Corrected Second Amendment to Community Covenant of Construction, Fence & Use Restrictions	2020-0031377
Second Amendment to Community Covenant of Construction, Fence & Use Restrictions	2020-0030759
Supplemental Declaration Phase/Village 5	2020-0015933
Supplemental Declaration Phase/Village 10A	2020-0015931
Supplemental Declaration Phase/Village 9	2020-0015882
Supplemental Declaration Phase/Village 7	2019-0029383
Management Cert	2020-0040433
Deed for Common Area (Pulte - Assoc.)	2019-0003244
Supplemental Declaration Phase/Village 2D	2018-20006124
Supplemental Declaration Phase/Village 4C	2018-0024703
Supplemental Declaration Phase/Village 6	2018-0022759
Supplemental Declaration Phase/Village 2C	2018-0005661
Neighborhood Restrictions Phase/Village 3A PULTE	2017-0000534
Neighborhood Restrictions Phase/Village 3B BEAZER	2017-0000533
Collection Policy	2016-0008998
Supplemental Declaration Phase/Village 2B	2016-0007479
Supplemental Declaration Phase/Village 19	2021-0021796
Supplemental Declaration Phase/Village 8	2023-0000222
Supplemental Declaration Phase/Village 14	2023-0000219
Supplemental Declaration Phase/Village 17	2023-0015127
Supplemental Declaration Phase/Village 20	2021-0031994
Supplemental Declaration Phase/Village 21	2021-0031994
Supplemental Declaration Phase/Village 12 and Village 13B	202_-_____
Amendment to Covenant of Construction, Fence and Use Restrictions	2016-0007479
Amended and Restated Bylaws	2016-0001485
Electric Generator Policy	2016-0001486
Notice of Dedicatory instruments and policy manual	2016-0001485
Records Inspections, Copy and Retention Policy	2016-0001485
Notice of posting and recordation of Gov docs	2016-0001485
Email Registration Policy	2016-0001485
Flag Display Policy	2016-0001485

Religious Item Display Policy	2016-0001485
Rainwater Policy	2016-0001485
Solar Devices/Energy Efficiency Policy	2016-0001485
Amendment of the First Amendment to Community Covenant Fence Restrictions	2012-0006581
First Amendment to Community Covenant Fence Restrictions	2009-00014950
Articles of Incorporation	
Bylaws	2008-00008655
Construction, Fence & Use Restrictions- Design Guidelines	2008-00008654
Declaration	2008-00008653
Second Amendment to Community Covenant Fence Restrictions	2020-0030759
Second Amendment to Community Covenant Fence Restrictions (corrected)	2020-0031377
Third Amendment to Community Covenant Fence Restrictions	2022-0011606
Religious Item Display Policy	2021-0047208
Addendum – Enforcing and Fining Policy	2021-0047208
Security Measures	2021-0047208
Swimming Pool Enclosures	2021-0047208
Committee Charter Resolution	2022-0041539
Fine Policy for Leasing Violations	2022-0041539
Fireworks Policy	2023-0012265
Social Media Policy	2020-0037776
HOA Sales Fees Policy	2020-0032799
Fine & Enforcement Policy	2023-0033296
Collection Policy	2023-0033296