

**Denton County  
Juli Luke  
County Clerk**

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**Instrument Number:** 37646

ERecordings-RP

HOA MANAGEMENT CERTIFICATE

Recorded On: April 10, 2025 03:00 PM

Number of Pages: 3

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**" Examined and Charged as Follows: "**

Total Recording: \$33.00

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**\*\*\*\*\* 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: 37646  
Receipt Number: 20250410000521  
Recorded Date/Time: April 10, 2025 03:00 PM  
User: Calinda B  
Station: Station 20

**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

### **MANAGEMENT CERTIFICATE**

This Management Certificate is recorded pursuant to Section 209.004 of the Texas Property Code.  
This amends all prior Management Certificates filed for this Association.

This MANAGEMENT CERTIFICATE (this "Certificate") is made effective as of March 18, 2025 by Community Association of Valencia, Inc. a/k/a Valencia, a Texas non-profit corporation (the "Association").

### **WITNESSETH:**

WHEREAS, the Declarant for Valencia has previously placed of record that certain Declaration of Covenants, Conditions and Restrictions for Valencia filed of record on or about May 31, 2017 (the "Declaration") and recorded at Instrument No. 63343 in the Real Property Records of Denton County, Texas, which Declaration is incorporated herein for all purposes.

WHEREAS, Declarant has created the Association for the benefit of Valencia.

WHEREAS, the Association was duly formed on December 14, 2016, as Community Association of Valencia, Inc. a/k/a Valencia.

WHEREAS, the Association has caused this Certificate to be prepared and filed in accordance with the provisions of the Texas Property Code as provided in Section 209 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 subject to the Declaration is Valencia.
2. Name of the Association. The name of the Association is the Community Association of Valencia, Inc. a/k/a Valencia and is located at Denton County, Texas. The mailing address for the Association is Secure Association Management, PO Box #51555, Denton, TX 76206.
3. Recording Data for the Subdivision. The Declaration, Bylaws and Plats to the subdivision and any amendments, supplements and additions thereto have been recorded in the Denton County Clerk's office.
4. Recording Data for the Declaration. The Declaration for the Association was filed on or about May 31, 2017 (the "Declaration") recorded at Instrument No. 63343 in the Real Property Records of Denton County, Texas; which Declaration is incorporated herein for all purposes and any amendments or supplements thereto.
5. The Name and Mailing Address of Managing Agent. The Association's managing agent is:

Secure Association Management  
PO Box #51555  
Denton, TX 76206

6. Manager of the Association. The telephone number for the manager of the Association is 940-497-7328 and the email address for the manager of the Association is info@secure-mgmt.com.

7. Website for the Association. The website for the Association is https://secure.cincwebaxis.com/260.


8. Resale Certificates: Resale Certificates may be requested by contacting Secure Association Management at info@secure-mgmt.com. The cost of a Resale Certificate is \$375.00. The cost of a Transfer Fee is up to \$500.00. The cost of a Rush Fee is \$100.00. Transfer and Rush Fees are subject to change at the management company's discretion.

IN WITNESS WHEREOF, the undersigned has caused this Certificate to be executed as of the date first above written.

ASSOCIATION:

Community Association of Valencia, Inc.  
a/k/a Valencia, a Texas non-profit corporation

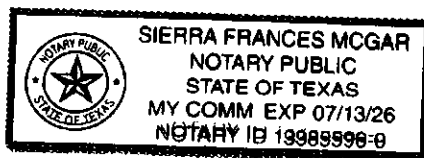
By:

  
Authorized Representative for  
Community Association of Valencia, Inc.  
a/k/a Valencia

THE STATE OF TEXAS           §  
COUNTY OF DALLAS         §

This instrument was acknowledged before me on this 9 day of April, 2025 by John Mackenzie, Authorized Representative for Community Association of Valencia, Inc. a/k/a Valencia, a Texas non-profit corporation, on behalf of such corporation.

Notary Public in and for the State of Texas



  
Notary Public Signature