

Denton County
Juli Luke
County Clerk

Instrument Number: 171281

ERecordings-RP

MISCELLANEOUS

Recorded On: September 17, 2021 02:55 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: 171281
Receipt Number: 20210917000620
Recorded Date/Time: September 17, 2021 02:55 PM
User: Terri B
Station: Station 20

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

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 September 13, 2021 by Christie Ranch Community Association, Inc. a/k/a Christie Ranch, Phases 2B, 2C & 2D d/b/a Homeowners Association of Christie Estates, a Texas non-profit corporation (the "Association").

W I T N E S S E T H :

WHEREAS, the Declarant for Christie Ranch Community Association, Inc. a/k/a Christie Ranch, Phases 2B, 2C & 2D d/b/a Homeowners Association of Christie Estates has previously placed of record that certain Declaration of Covenants, Conditions and Restrictions for Christie Ranch Community Association, Inc. a/k/a Christie Ranch, Phases 2B, 2C & 2D d/b/a Homeowners Association of Christie Estates filed of record on or about April 12, 2011 (the "Declaration") and recorded at Document #2011-33182 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 Christie Ranch Community Association, Inc. a/k/a Christie Ranch, Phases 2B, 2C & 2D d/b/a Homeowners Association of Christie Estates.

WHEREAS, the Association was duly formed on April 12, 2011, as Christie Ranch Community Association, Inc. a/k/a Christie Ranch, Phases 2B, 2C & 2D d/b/a Homeowners Association of Christie Estates.

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 Christie Ranch Community Association, Inc. a/k/a Christie Ranch, Phases 2B, 2C & 2D d/b/a Homeowners Association of Christie Estates.
2. Name of the Association. The name of the Association is the Christie Ranch Community Association, Inc. a/k/a Christie Ranch, Phases 2B, 2C & 2D d/b/a Homeowners Association of Christie Estates and is located at Denton County, Texas. The mailing address for the Association is The MAC Group, 5605 FM 423 Suite 500 PMB #418, Frisco, TX 75036.
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 April 12, 2011 (the "Declaration") recorded at Document #2011-33182 in the Real Property Records of Denton County, Texas; which Declaration is incorporated herein for all purposes and any amendments or supplements thereto.

The HOA assumed the name "Homeowners Association of Christie Estates" and the document was filed of record on November 20, 2017 at Instrument Number 142462.

5. The Name and Mailing Address of Managing Agent. The Association's managing agent is:

The MAC Group
5605 FM 423 Suite 500 PMB #418
Frisco, TX 75036

6. Manager of the Association. The telephone number for the manager of the Association is 469-939-4928 and the email address for the manager of the Association is info@themacgroupco.com.

7. Website for the Association. The website for the Association is <https://app.townsq.io/login>.

8. Resale Certificates: Resale Certificates may be requested by contacting The MAC Group at resales@themacgroupco.com. The cost of a Resale Certificate is as follows: \$350.00 Resale Fee payable to The MAC Group and \$200.00 Transfer Fee payable to The MAC Group.

(signature page follows)

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

ASSOCIATION:

Christie Ranch Community Association, Inc. a/k/a
Christie Ranch, Phases 2B, 2C & 2D d/b/a Homeowners
Association of Christie Estates, a Texas non-profit
corporation

By:



Authorized Representative for
Christie Ranch Community Association, Inc.
a/k/a Christie Ranch, Phases 2B, 2C & 2D d/b/a
Homeowners Association of Christie Estates

THE STATE OF TEXAS §
COUNTY OF DENTON §

This instrument was acknowledged before me on this 17 day of September, 2021 by Edward Jenkins, Authorized Representative for Christie Ranch Community Association, Inc. a/k/a Christie Ranch, Phases 2B, 2C & 2D d/b/a Homeowners Association of Christie Estates, a Texas non-profit corporation, on behalf of such corporation.

Notary Public in and for the State of Texas


Notary Public Signature