

Denton County  
Juli Luke  
County Clerk

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Instrument Number: 181090

ERecordings-RP

CERTIFICATE

Recorded On: October 01, 2021 10:56 AM

Number of Pages: 4

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" Examined and Charged as Follows: "

Total Recording: \$38.00

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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: 181090  
Receipt Number: 20211001000327  
Recorded Date/Time: October 01, 2021 10:56 AM  
User: Darcey B  
Station: Station 21

**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

**PROPERTY OWNERS ASSOCIATION  
MANAGEMENT CERTIFICATE  
FOR  
THE VILLAS OF MIDWAY**

STATE OF TEXAS

COUNTY OF DENTON

§  
§      **KNOW ALL MEN BY THESE PRESENTS:**

Pursuant to the provisions of Section 209.004 of the Texas Property Code, the undersigned property owners' association hereby records this Property Owners Association Management Certificate for **The Villas of Midway Owners Association, Inc.**

1. The name of the subdivision is The Villas of Midway.
2. The name of the association is The Villas of Midway Owners Association, Inc.
3. The recording data for the subdivision is as follows:

<u>Subdivision</u>	<u>Recording Data</u>
The Villas of Midway Ph. 1	Recorded on March 24, 1991, under Instrument No. 1994-23341, Real Property Records, Denton County, Texas
The Villas of Midway Ph. 2	Recorded on November 12, 1998, under Instrument No. 98-R0102941, Real Property Records, Denton County, Texas

4. The recording data for the declaration and any amendments to the declaration is as follows:

Declaration of Covenants, Conditions and Restrictions or the Villas of Midway recorded on September 19, 1994 under Instrument No. 94-R0072120 of the Real Property Records of Denton County, Texas.

Amendment of Annexation to the Declaration of Covenants, Conditions and Restrictions or the Villas of Midway recorded on May 6, 1999 under Instrument No. 99-R0045474 and at Volume 4333, Page 2361 of the Real Property Records of Denton County, Texas.

Amendment of Clarification to the Declaration of Covenants, Conditions and Restrictions or the Villas of Midway recorded on June 28, 1999 under Instrument No. 99-R0065268 and at Volume 4369, Page 2081 of the Real Property Records of Denton County, Texas.

Correction Amendment to the Declaration of Covenants, Conditions and Restrictions or the Villas of Midway recorded on June 28, 1999 under Instrument No. 99-R0065269 and at Volume 4369, Page 2084 of the Real Property Records of Denton County, Texas.

Third Amendment (Amendment for De-Annexation) to the Declaration of Covenants, Conditions and Restrictions or the Villas of Midway recorded on January 31, 2007 under Instrument No. 2007-12213 of the Real Property Records of Denton County, Texas.

Fourth Amendment to the Declaration of Covenants, Conditions and Restrictions or the Villas of Midway recorded on July 8, 2010 under Instrument

No. 2010-66620 of the Real Property Records of Denton County, Texas.

Fifth Amendment to the Declaration of Covenants, Conditions and Restrictions or the Villas of Midway recorded on November 8, 2016 under Instrument No. 2016-142018 of the Real Property Records of Denton County, Texas.

5. The name and mailing address of the association:

The Villas of Midway Owners Association, Inc.  
c/o RealManage, LLC  
P. O. Box 803555  
Dallas, Texas 753808

6. The name, mailing address, telephone number, and e-mail address of the person managing the association or the association's designated representative is as follows:

Megan Malone  
c/o RealManage, LLC  
P. O. Box 803555  
Dallas, Texas 753808  
Telephone: 866-473-2573  
[VILMIDWA@CiraMail.com](mailto:VILMIDWA@CiraMail.com)

7. The website address of any Internet website on which the association's dedicatory instruments are available in accordance with Section 207.006 is:

[www.ciranet.com/residentialportal](http://www.ciranet.com/residentialportal)

8. The amount and description of a fee or fees charged by the association relating to a property transfer in the subdivision is as follows:

Resale Certificate Fee	\$375.00
Conveyance Processing Fee	\$325.00
Private Transfer Fee	\$75.00
Refinance Fee	\$250.00
Statement of Account	\$250.00

9. Other information the association considers appropriate:

Request Resale Certificate via the RealManage Closing Portal at  
[www.realmanage.com/closingportal](http://www.realmanage.com/closingportal)

IN WITNESS WHEREOF, this Property Owners Association Management Certificate is hereby executed by its duly authorized agent on this 29<sup>th</sup> day of September, 2021.

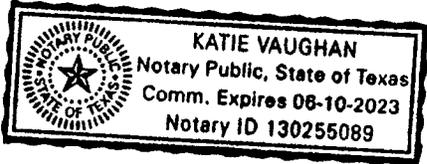
**The Villas of Midway Owners Association, Inc.,**  
a Texas non-profit corporation

By: Kim Weir  
Name: Kim Weir  
Title: Managing Agent

ACKNOWLEDGMENT

STATE OF TEXAS           §  
  §  
COUNTY OF COLLIN §

This instrument was acknowledged before me on the 29<sup>th</sup> day of September, 2021, by Kimi Weir, Managing Agent of The Villas of Midway Owners Association, Inc., a Texas non-profit corporation, on behalf of said non-profit corporation.



Katie Vaughan  
Notary Public in and for the State of Texas

My Commission Expires: 6/10/2023