

**Denton County
Juli Luke
County Clerk**

Instrument Number: 94684

ERecordings-RP

CERTIFICATE

Recorded On: August 25, 2025 11:40 AM

Number of Pages: 4

" Examined and Charged as Follows: "

Total Recording: \$37.00

******* 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: 94684
Receipt Number: 20250825000302
Recorded Date/Time: August 25, 2025 11:40 AM
User: Maria L
Station: Station 17

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

AMENDED AND RESTATED MANAGEMENT CERTIFICATE
OF
WENTWORTH VILLAS ADDITION
HOMEOWNERS ASSOCIATION

The undersigned, being an officer of WENTWORTH VILLAS ADDITION HOMEOWNERS Association, Inc. (the "**Association**") and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

THIS CERTIFICATE AMENDS, RESTATES AND REPLACES IN ITS ENTIRETY THAT CERTAIN WENTWORTH VILLAS ADDITION HOMEOWNERS ASSOCIATION, INC. MANAGEMENT CERTIFICATE, RECORDED AS DOCUMENT NO. D221301622, IN THE OFFICIAL PUBLIC RECORDS OF DENTON COUNTY, TEXAS.

1. The name of the subdivision: Wentworth Villas
2. The name of the association: Wentworth Villas Addition Homeowners Association, Inc., a Texas non-profit corporation.
3. The recording data for the subdivision: That real property in Denton County, Texas, described as plats of the Subdivision, recorded December 20, 2005 in Cabinet W Page 700 in the Plat Records of Denton County, Official Public Records of Denton County, Texas (the "**Plat**").
4. The recording data for the Declaration with any amendments and/or supplements to the Declaration: The recording data for the Declaration and any amendments and supplements thereto, are particularly described on Exhibit "A" attached hereto and incorporated herein by reference (the "**Declaration**").
5. The name and mailing address of the Association: Wentworth Villas Addition HOMEOWNERS Association, Inc. c/o Property Management Group, LLC, 10340 Alta Vista Road, Keller, TX 76244, Attn: Dawn Kelly.
6. The name, mailing address, telephone number, and email address of the person managing the association:

Name:	Property Management Group, LLC
Attn:	Dawn Kelly
Mailing Address:	10340 Alta Vista Road, Keller, TX 76244
Telephone Number:	817.337.1221
Email Address:	DKelly@PropertyManagementGroup.org; accounting@PropertyManagementGroup.org

7. Website to access the association's dedicatory instruments: <https://wentworthvillashoa.org>
8. Amount and description of fees related to property transfer in the subdivision: The association fees are in the following amounts:

Working Capitalization Fee; \$200.00 due to Association

Resale Certificate Fee - \$250.00; Transfer Fee: \$150.00 Payable to Management;

The association fees cover all costs that the association incurs related to a property transfer in the subdivision.

EXECUTED to be effective on the date this instrument is Recorded.

**WENTWORTH VILLAS ADDITION HOMEOWNERS
ASSOCIATION, INC., a**

Texas non-profit corporation

By: *Dawn Kelly*
Name: Dawn Kelly
Title: Authorized Agent

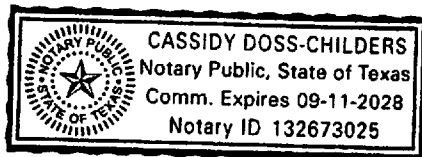
STATE OF TEXAS §

COUNTY OF Tarrant §

This instrument was acknowledged before me this 25th day of August, 2025 by

DAWN KELLY Authorized Agent of WENTWORTH VILLAS ADDITION
HOMEOWNERS Association, Inc., a Texas non-profit corporation, on behalf of said non-profit
corporation.

[SEAL]



Cassidy Doss Childers
Notary Public Signature

AFTER RECORDING RETURN TO:
PROPERTY MANAGEMENT
GROUP, LLC
10340 ALTA VISTA ROAD UNIT C
FORT WORTH, TX 76244
DKELLY@PROPERTYMANAGEMENTGROUP.ORG

EXHIBIT "A"

RECORDING DATA FOR THE DECLARATION AND RELATED DOCUMENTS

1. Declaration of Covenants, Conditions and Restrictions for WENTWORTH VILLAS Homeowners, recorded as Document No. 2005-150558, Official Public Records of Denton County, Texas.
2. Bylaws of WENTWORTH VILLAS Homeowners Association, recorded as Document 2007-39643, Official Public Records of Denton County, Texas.
3. WENTWORTH VILLAS Homeowners Association Filing of Dedicatory Instruments- Fining Policy recorded as Document No. 2012-67834- Official Public Records of Denton County, Texas
4. WENTWORTH VILLAS Homeowners Adopted Dedicatory Instruments- Collection Policy, recorded as Document No. 2012-18625, Official Public Records of Denton County, Texas
5. First Amendment to the Declaration of Covenants, Conditions and Restrictions for WENTWORTH VILLAS Homeowners, recorded as Document No. 2007-39643, Official Public Records of Denton County, Texas.