

**Denton County
Juli Luke
County Clerk**

Instrument Number: 195000

ERecordings-RP

PROPERTY ASSOC MGMT CERT

Recorded On: October 22, 2021 02:04 PM

Number of Pages: 5

" Examined and Charged as Follows: "

Total Recording: \$42.00

******* 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: 195000
Receipt Number: 20211022000522
Recorded Date/Time: October 22, 2021 02:04 PM
User: Joy R
Station: Station 19

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

GRAND PARK ESTATES HOMEOWNERS ASSOCIATION, INC.

MANAGEMENT CERTIFICATE

STATE OF TEXAS §
 §
COUNTY OF DENTON §

KNOWN ALL MEN BY THESE PRESENTS:

Pursuant to the provisions of Section 209.004 of the Texas Property Code, the undersigned property owner's association hereby records this Management Certificate for Grand Park Estates Homeowners Association, Inc.

1. The name of the subdivision is: Grand Park Estates.
2. The name of the Association is: Grand Park Estates Homeowners Association, Inc. (the "Association").
3. The recording data for the subdivision is as follows: See Exhibit "A" attached hereto.
4. The recording data for the Declaration is as follows:
 - (i) Declaration of Covenants, Conditions and Restrictions for Grand Park Estates, filed for record on August 2, 2002, as Instrument Number 2002-R0896519, in the Official Public Records of Denton County, Texas; and
 - (ii) Amendment to Declaration of Covenants, Conditions and Restrictions for Grand Park Estates, filed for record on June 22, 2007, at Instrument Number 2007-74138 in the Official Public Records of Denton County, Texas.
5. The name and mailing address of the Association: Grand Park Estates Homeowners Association, Inc., c/o Accelerated Association Management Company, LLC., 1079 W. Round Grove Rd., #300-355, Lewisville, Texas, 75067, Telephone Number: 972-372-0752, Email Address: j.morris@acceleratedmngmt.com.
6. The name and mailing address of the person managing the Association: Accelerated Association Management Company, LLC., Attn: Jamie Morris, 1079 W. Round Grove Rd., #300-355, Lewisville, Texas, 75067, Telephone Number: 972-372-0752, Email Address: j.morris@acceleratedmngmt.com
7. The website address of the Association: <https://www.grandparkhoa.com>
8. The amount and description of a fee or fees charged by the Association relating to a property transfer in the subdivision:
 - Resale Fee \$375.00
 - Transfer Fee \$300.00

9. Other information the Association considers appropriate: Prospective purchasers are advised to independently examine the Declaration, By-Laws, and all other governing documents of the Association, together with obtaining an official Resale Certificate and performing a comprehensive physical inspection of the lot/home and common areas, prior to purchase.

IN WITNESS WHEREOF, this Management Certificate is hereby executed by its duly authorized managing agent on the 21 day of October, 2021.

**GRAND PARK ESTATES
HOMEOWNERS ASSOCIATION, INC.**

By: _____

Jamie Morris, Managing Agent

STATE OF TEXAS §
COUNTY OF Denton §

This instrument was acknowledged before me on this 21 day of October, 2021, by Jamie Morris, the Managing Agent of Grand Park Estates Homeowners Association, Inc., a Texas property owners association, on behalf of said Texas property owners association.

Zachary Jade Morrison
Notary Public in and for the State of Texas

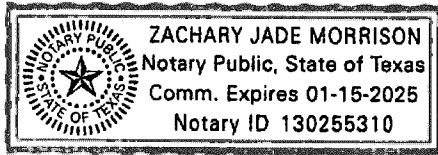


Exhibit "A"

1. Declaration of Covenants, Conditions and Restrictions for Grand Park Estates, filed for record on August 2, 2002, as Instrument Number 2002-R0896519, in the Official Public Records of Denton County, Texas.
2. Articles of Incorporation of Grand Park Estates Homeowners Association, Inc.
3. Grand Park Estates Homeowners Association, Inc. Bylaws.
4. Special Warranty Deed to Grand Park Estates dated May 26, 2004, recorded on June 7, 2004, at Instrument Number 2004-73286, in the Official Public Records of Denton County, Texas.
5. Amendment to Declaration of Covenants, Conditions and Restrictions for Grand Park Estates, filed for record on June 22, 2007, at Instrument Number 2007-74138 in the Official Public Records of Denton County, Texas.
6. Supplemental Filing to the Grand Park Estates Declaration of Covenants, Conditions and Restrictions, filed for record on March 11, 2009, at Instrument Number 2009-28684 in the Official Public Records of Denton County, Texas.
7. Notice of Filing of Dedicatory Instruments for Grand Park Estates Homeowners Association, Inc., filed for record on October 18, 2010, at Instrument Number 2010-103848 in the Official Public Records of Denton County (which contains Exhibit "A" Collection Activity Performed by Principal Management Group).
8. Grand Park Estates Homeowner's Association, Inc. - Fining Policy/Fine Schedule, filed for record on April 11, 2011, at Instrument Number 2011-32583 in the Official Public Records of Denton County, Texas.
9. Affidavit Contesting Adverse Possession Claim of Grand Park Estates against Edwards, filed for record on November 10, 2011, at Instrument Number 2011-10795 in the Official Public Records of Denton County, Texas.
10. Notice of Filing of Dedicatory Instruments for Grand Park Estates Homeowners Association, Inc., filed for record on February 24, 2012, at Instrument Number 2012-18526, in the Official Public Records of Denton County Texas (which contains Exhibit "A" Grand Park Estates Homeowners Association, Inc. - Email Registration Policy).
11. Notice of Filing of Dedicatory Instruments for Grand Park Estates Homeowners Association, Inc., filed for record on February 24, 2012, at Instrument Number 2012-18527, in the Official Public Records of Denton County, Texas (which contains Exhibit "A" Grand Park Estates Homeowners Association, Inc. - Records Inspection, Copying and Retention Policy).
12. Notice of Filing of Dedicatory Instruments for Grand Park Estates Homeowners Association, Inc., filed for record on February 24, 2012, at Instrument Number 2012-18528, in the Official Public Records of Denton County, Texas (which contains Exhibit "A" Assessment Collection Policy).
13. Notice of Filing of Dedicatory Instruments for Grand Park Estates Homeowners Association, Inc., filed for record on February 24, 2012, at Instrument Number 2012-18529, in the Official Public

Records of Denton County, Texas (which contains Exhibit "A" Solar Device Policy/Energy Efficient Roofing Policy).

14. Notice of Filing of Dedicatory Instruments for Grand Park Estates Homeowners Association, Inc., filed for record on February 24, 2012, at Instrument Number 2012-18530, in the Official Public Records of Denton County, Texas (which contains Exhibit "A" Rainwater Harvesting System Policy).
15. Notice of Filing of Dedicatory Instruments for Grand Park Estates Homeowners Association, Inc., filed for record on February 24, 2012, at Instrument Number 2012-18531, in the Official Public Records of Denton County, Texas (which contains Exhibit "A" Flag Display and Flagpole Installation Policy).
16. Notice of Filing of Dedicatory Instruments for Grand Park Estates Homeowners Association, Inc., filed for record on February 24, 2012, at Instrument Number 2012-18532, in the Official Public Records of Denton County, Texas (which contains Exhibit "A" Display of Certain Religious Items Policy).