

Denton County
Juli Luke
County Clerk

Instrument Number: 10146

ERecordings-RP

CERTIFICATE

Recorded On: January 31, 2025 02:44 PM

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: 10146
Receipt Number: 20250131000543
Recorded Date/Time: January 31, 2025 02:44 PM
User: Kraig T
Station: Station 21

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

AFTER RECORDING, RETURN TO:
Judd A. Austin, Jr.
Henry Oddo Austin & Fletcher, P.C.
1717 Main Street
Suite 4600
Dallas, Texas 75201

STATE OF TEXAS §
 §
COUNTY OF DENTON §

**PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE
FOR
TRADITIONAL HERITAGE VILLAGE
HOMEOWNERS ASSOCIATION, INC.**

This PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE (this "*Certificate*") is made on behalf of TRADITIONAL HERITAGE VILLAGE HOMEOWNERS ASSOCIATION, INC., a Texas non-profit corporation (the "*Association*").

W I T N E S S E T H :

WHEREAS, Dalwestern Frisco, LP, as Declarant, previously placed of record that certain Declaration of Covenants, Conditions, and Restrictions for Heritage Village (the "*Declaration*"), is filed as Instrument No. 2001-59504 and recorded in the Official Public Records of Denton County, Texas, which Declaration, as supplemented or amended, is incorporated herein for all purposes.

WHEREAS, the Association has caused this Certificate to be prepared and filed in accordance with the provisions of the Texas Residential Property Owners Protection Act as provided in Section 209.004 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 subject to the Declaration is Heritage Village – Phase I and Phase II.
2. **Name and Mailing Address of the Association.** The name of the Association is Traditional Heritage Village Homeowners Association, Inc., and its mailing address is c/o RealManage, LLC ("*RealManage*"), P.O. Box 803555, Dallas, Texas 75380.
3. **Recording Data for the Subdivision.** The recording data for the subdivision is Heritage Village, City of Frisco, Denton County, Texas, according to the Plat(s) recorded as

Instrument No. 2001-101876 (Phase I) and Instrument No. 2003-142376 (Phase II) filed in the Official Plat/Map Records of Denton County, Texas.

4. **Recording Data for the Declaration.** The Declaration is filed as Instrument No. 2001-59504 of the Official Public Records of Denton County, Texas; and is amended by that certain First Amendment to Declaration of Covenants, Conditions and Restrictions for Heritage Village filed as Instrument No. 2004-29416 and recorded in the Official Public Records of Denton County, Texas, along with any additional amendments thereof or supplements thereto recorded in the Official Public Records of Denton County, Texas.

5. **Name and Contact Information for the Managing Agent of the Association.** The current name and mailing address for the Association's managing agent is c/o RealManage, P.O. Box 803555, Dallas, Texas 75380, telephone number is (866) 473-2573, and email address is traherit@ciramail.com.

6. **Website.** The Association's website may be found at _____.

7. **Fees Due Upon Property Transfer.** Fees charged relating to a property transfer are:

Type of Property Transfer	Dollar Amount
Resale Certificate	\$375.00
Conveyance/Transfer Fee	\$325.00
Refinance Fee	\$250.00
Statement of Account	\$295.00

8. **Resale Certificates.** Resale Certificates and other information regarding the Association may be requested by contacting the Association c/o RealManage via www.realmanage.com/closingportal, or by telephone number at (866) 473-2573. Alternatively, you may contact the office for RealManage at P.O. Box 803555, Dallas, Texas 75380.

IN WITNESS WHEREOF, the undersigned has caused this Certificate to be executed on behalf of the Association in compliance with Section 209.004 of the Texas Property Code. This Certificate shall serve to take the place of all Management Certificates previously filed on behalf of the Association.

[SIGNATURE PAGE TO IMMEDIATELY FOLLOW]

ASSOCIATION:

**TRADITIONAL HERITAGE VILLAGE
HOMEOWNERS ASSOCIATION, INC.,
a Texas non-profit corporation**

By: RealManage, LLC
Its: Managing Agent

By: Emily Dale
Emily Dale, Community Manager

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

This instrument was acknowledged before me on the 29 day of January, 2025,
by Emily Dale, Community Manager with RealManage, LLC, the Managing Agent of Traditional
Heritage Village Homeowners Association, Inc., a Texas non-profit corporation.



Rachel Westen
Notary Public, State of Texas