

Denton County
Juli Luke
County Clerk

Instrument Number: 126751

ERecordings-RP

CERTIFICATE

Recorded On: November 30, 2023 09:36 AM

Number of Pages: 6

" Examined and Charged as Follows: "

Total Recording: \$46.00

******* 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: 126751
Receipt Number: 20231130000117
Recorded Date/Time: November 30, 2023 09:36 AM
User: John C
Station: Station 25

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
SANDBROCK RANCH**

STATE OF TEXAS	§	
	§	KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF DENTON	§	

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 **Sandbrock Ranch Homeowners Association, Inc.**

1. The name of the subdivision is Sandbrock Ranch.
2. The name of the association is Sandbrock Ranch Homeowners Association, Inc.
3. The recording data for the subdivision is as follows:

Subdivision

Recording Data

Sandbrock Ranch

Final Plat, Sandbrock Ranch Phase 1A, 72.581 acres out of the William Lumpkin Survey Abstract No. 730, Horizon/Deer Creek Development Corp. deed recorded as Document No. 2017-92873, Real Property Records, Denton County, Texas.

Plat, Sandbrock Ranch Amenity Center recorded on or about February 16, 2018, as Document No. 2018-84, Real Property Records, Denton County, Texas.

Plat, Sandbrock Ranch, Phase 1B recorded on or about February 16, 2018, as Document No 2018-86, Real Property Records, Denton County, Texas.

Plat, Sandbrock Ranch Phase 2 recorded on or about June 20, 2018, as Document No. 2018-274, Real Property Records, Denton County, Texas.

Plat, Sandbrock Ranch Phase 3

recorded on or about May 22, 2019,
as Document No. 2019-229, Real
Property Records, Denton County,
Texas.

Plat, Sandbrock Ranch Phase 4
recorded on or about July 24, 2019, as
Document No. 2019-317, Real
Property Records, Denton County,
Texas.

Plat, Sandbrock Ranch Phase 5
recorded on or about May 29, 2020,
as Document No. 2020-157, Real
Property Records, Denton County,
Texas.

Plat, Sandbrock Ranch Phase 6
recorded on or about February 3,
2021, as Document No. 2021-52,
Real Property Records, Denton
County, Texas.

Plat, Sandbrock Ranch Phase 7
recorded on or about May 20, 2020,
as Document No. 2020-160, Real
Property Records, Denton County,
Texas.

Plat, Sandbrock Ranch Phase 8
recorded on or about June 17, 2022,
as Document No. 2022-1225, Real
Property Records, Denton County,
Texas.

Plat, Sandbrock Ranch Phase 9
recorded on or about June 22, 2022,
as Document No. 2022-234, Real
Property Records, Denton County,
Texas.

Plat, Sandbrock Ranch Phase 10A
recorded on or about March 28, 2023,
as Document No. 2023-95, Real
Property Records, Denton County,
Texas.

Plat, Sandbrock Ranch Phase 10B
recorded on or about September 7,
2023, as Document No. 2023-314,
Real Property Records, Denton
County, Texas.

Plat, Sandbrock Ranch Phase 11A
recorded on or about June 6, 2023, as
Document No. 2023-187, Real
Property Records, Denton County,
Texas.

Plat, Sandbrock Ranch Phase 11B
recorded on or about September 7,
2023, as Document No. 2023-313,
Real Property Records, Denton
County, Texas.

Plat, Sandbrock Ranch Phase 12
recorded on or about November 17,
2023, as Document No. 2023-396,
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 for Sandbrock
Ranch recorded on or about May 8, 2018, as Instrument No. 2018-52038
of the Real Property Records of Denton County, Texas.

5. The name and mailing address of the association:

Sandbrock Ranch Homeowners Association, Inc.
c/o Capital Consultants Management Corporation
7800 Dallas Parkway #450
Plano, Texas 75024
www.sandbrockranchlife.com

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

Capital Consultants Management Corporation
1601 Sandbrock Parkway
Aubrey, Texas 76227
Telephone: 940-440-5191
Email: ccmctx@ccmcnet.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.ccmnet.com
www.Homewisedocs.com

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	\$345.00
Updated Resale Certificate Fee	\$50.00 per update
Resale Rush Fee	\$100.00
Community Enhancement Fee	\$450.00
Working Capital Contribution	\$450.00
Homewise Document Fee	\$18.00

9. Other information the association considers appropriate:

IN WITNESS WHEREOF, this Property Owners Association Management Certificate is hereby executed by its duly authorized agent on this 27th day of November, 2023.

Sandbrook Ranch Homeowners Association, Inc.,
a Texas non-profit corporation

By:

Printed Name:

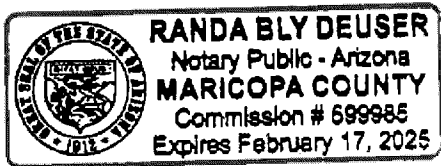
Title:

Delores Ferguson
Delores Ferguson
Chief Customer Officer

ACKNOWLEDGMENT

STATE OF ARIZONA §
 §
COUNTY OF MARICOPA §

This instrument was acknowledged before me on the 27th day of November, 2023, by Debra Ferguson, Chief Executive Officer of Sandbrook Ranch Homeowners Association, Inc., a Texas non-profit corporation, on behalf of said non-profit corporation.



Randa Bly Deuser
Notary Public in and for the State of Arizona

My Commission Expires: February 17, 2025

Randa Bly Deuser

F/ManagementCertificates/2023SandbrookRanch