



Denton County Clerk

Juli Luke
1450 E McKinney St
Denton, TX 76209

Main: (940) 349-2012 **Fax:** (940) 349-2013

Receipt: 20250321000104

Date: 03/21/2025

Time: 09:33AM

By: William D

Station: Station 8

Status: ORIGINAL COPY

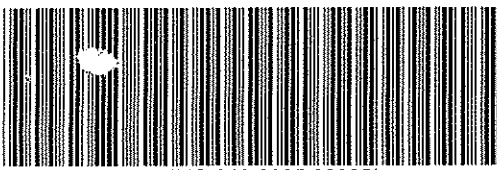
<u>Seq</u>	<u>Item</u>	<u>Document Description</u>	<u>Number</u>	<u>Number Of</u>	<u>Amount</u>	<u>Serial Number</u>	<u>GF Number</u>
1	Real Property Recordings	M	28825	3	\$33.00		

Order Total (1) \$33.00

<u>Seq</u>	<u>Payment Method</u>	<u>Transaction Id</u>	<u>Comment</u>	<u>Total</u>
1	VitalChek	198399282		\$33.00
Total Payments (1)				\$33.00
Change Due				\$0.00

LINDSEY KIRBY

For more information about the County Clerk's office and to search property records online, please visit www.dentoncounty.com/ccl



VG-342-2025-28825

**Denton County
Juli Luke
County Clerk**

Instrument Number: 28825

Real Property Recordings

MISCELLANEOUS

Recorded On: March 21, 2025 09:33 AM

Number of Pages: 3

" Examined and Charged as Follows: "

Total Recording: \$33.00

******* 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: 28825
Receipt Number: 20250321000104
Recorded Date/Time: March 21, 2025 09:33 AM
User: William D
Station: Station 8

Record and Return To:

LINDSEY KIRBY



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 AMENDED MANAGEMENT CERTIFICATE FOR

PRESIDIO @ 3-EIGHTY PHASE TWO OWNERS ASSOCIATION, INC

This Management Certificate is recorded pursuant to Section 209.004 of the Texas Property Code.
This amends all prior Management Certificates filed for this association.

Per Texas Property Code 209.004 "The County Clerk of each county in which a Management Certificate is filed as required by this section shall record the Management Certificate in the real property records of the county and index the document as a "Property Owners' Association Management Certificate"

State of Texas §
County of Denton §

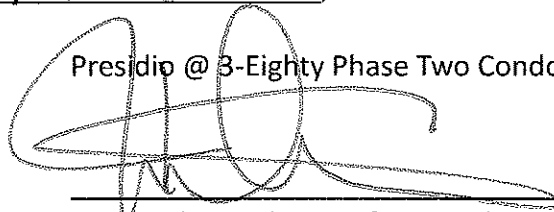
1. Name of Subdivision: Presidio @ 3-Eighty Phase Two Condominium
2. Name of Association: Presidio @ 3-Eighty Phase Two Owners Association, Inc
3. Recording Data for Subdivision:
Survey is filed at the County under Instrument Number 2015-33040 in the Real Property Records of Denton County, Texas.
4. Recording Data for Association Declaration and any amendments:
 - a. Declaration of Covenants, Conditions & Restrictions for Presidio @ 3-Eighty Phase Two Condominium executed on April 04, 2016 at Instrument #2020-116845 in the Real Property Records of Denton County, Texas, including any amendments thereof, additions, annexations and supplements.
 - b. All Bylaws and all amendments and supplements thereto remain in full force & effect.
5. Mailing address and contact information for the association and the managing agent:
Presidio @ 3-Eighty Phase Two
Stag Property Management
1720 Westminster St
Denton, TX 76205
Phone: (940) 400-7824
Email: info@stagpm.com
Website: www.stagpm.com
6. The Association's Dedicatory Instruments are available at: www.stagpm.com
7. Fees:
 - a. Resale Certificate: \$250.00
 - b. Transfer Fee: \$150.00
 - c. Rush Fee: \$75.00

Prospective purchasers are advised to independently examine the Declaration, Bylaws, and all other governing documents of Association, together with obtaining an official Resale Certificate and performing a comprehensive physical inspection of the lot/building and common areas, prior to purchase.

THE PURPOSE OF THIS CERTIFICATION IS TO PROVIDE INFORMATION SUFFICIENT FOR A TITLE COMPANY TO CORRETLY IDENTIFY THE SUBDIVISION AND TO CONTACT ITS GOVERNING ASSOCIATION. THIS CERTIFICATE DOES NOT PURPORT TO IDENTIFY EVERY PUBLICLY RECORDED DOCUMENT AFFECTING THE PERSON SHOULD RELY ON THIS CERTICATE FOR ANYTING OTHER THAN INSTRUCTIONS FOR CONTACTING THE ASSOCIATION IN CONNECTION WITH THE TRANSFER OF TITLE. THE REGISTERED AGENT FOR THE ASSOCIATION IS ON FILE WITH T HE TEXAS SECRETARY OF STATE.

Signed this 20th day of MARCH, 2025

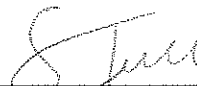
Presidio @ 3-Eighty Phase Two Condominium



Authorized Agent for Presidio @ 3-Eighty Phase Two Owners
Association, Inc

STATE OF TEXAS
COUNTY OF DENTON

This instrument was acknowledged before me on March 20, 2025, by
John Withers, authorized agent for Presidio @ 3-Eighty Phase Two Owners
Association, Inc on behalf of said association.



Notary Public, State of Texas

AFTER RECORDING RETURN TO:
Stag Property Management
1720 Westminster St
Denton, Texas 76205

