THE STATE OF TEXAS §
§
COUNTY OF DENTON §

MANAGEMENT CERTIFICATE
OF
AERO VALLEY PROPERTY OWNERS ASSOCIATION

AERO VALLEY PROPERTY OWNERS ASSOCIATION, a Texas non-profit corporation and property owners association hereby files this management certificate under the provisions of the Texas Property Code:

1. The name of the development is: Aero Valley Airport.

2. The name of the association is: Aero Valley Property Owners Association.

3. The recording data for the development is:

   (a) Unrecorded plat as developed for the Northeast Addition of Aero Valley Airport, F.M. Woodward Survey Abstract 1420, dated September 29, 1986, available online at https://www.dentoncad.com/.

   (b) Unrecorded plat as developed for West, Southeast, and far Southwest development areas in the G. Ramsdale Survey Abstract 1428, available online at https://www.dentoncad.com/.

   (c) Plat for Denton Northwest Regional Airpark, a development within the Northeast Addition, dated August 13, 1991, recorded at Cabinet H, Page 394, October 18, 1991, Plat Records, Denton County, Texas.

   (d) Amended Plat for Southwest Development Phase 2, dated May 17, 2013, recorded at Cabinet D, Page 271, May 22, 2013, Plat Records, Denton County, Texas.

   (e) Plat for Southwest Development Phase 1, dated October 5, 1984, recorded at Cabinet D, Page 270, October 15, 1984, Plat Records, Denton County, Texas.

   (f) Plat for Southwest Development Phase 2, dated October 5, 1984, recorded at Cabinet D, Page 271, October 15, 1984, Plat Records, Denton County, Texas.

   (g) Replat of Tract 7 and Part of Tract 6, Northwest Development of Aero Valley Airport, dated March 28, 1984, recorded at Cabinet D, Page 49, April 3, 1984, Plat Records, Denton County, Texas.

(h) Replat of NWE Hangar Tract, Northwest Development of Aero Valley Airport, dated March 23, 1983, recorded at Cabinet D, Page 48, April 3, 1984,

(i) Plat Records, Denton County, Texas. Plat for Northwest Development Phase 1 dated April 14, 1983, recorded at Cabinet C, Page 194, April 18, 1983, Plat Records, Denton County, Texas.

(j) Plat for Northwest Development Phase 2 dated April 3, 1984, recorded at Cabinet D, Page 59, April 16, 1984, Plat Records, Denton County, Texas.

4. The recording data for the declarations is:

(a) Consolidated Restrictions and Declaration of Governing Authority for development areas in the F.M. Woodward Survey Abstract 1420 (Aero Valley Estates, Northeast Addition), G. Ramsdale Survey Abstract 1428 (Southeast Development, West Development, Southwest Development Phases 1 & 2, Ted C. Fischer Addition), dated October 25, 2019, recorded at Document No. 2019-136773, Real Property Records, Denton County, Texas.

(b) Amended Northwest Development restrictions dated and recorded June 3, 2019, at Document No. 2019-63922, Real Property Records, Denton County, Texas.

(c) East Runway Safety Zone Restrictions, dated January 29, 1982, recorded at Volume 1137, Page 932, Real Property Records, Denton County, Texas.

(d) Original Northwest Development restrictions dated and recorded April 18, 1983, at Volume 1208, Page 944 and corrected at Volume 1889, page 9, May 19, 1986, Real Property Records, Denton County, Texas.

5. The name and mailing address of the association is:

Aero Valley Property Owners Association
720 S HWY 377, Suite 140, PMB 285
Roanoke, Texas 76262

6. The name and mailing address of the person managing the association or the association's designated representative is:

Mr. Brian Higgins
720 S HWY 377, Suite 140, PMB 285
Roanoke, Texas 76262
(682) 237-9039
aerovalleyairport@gmail.com

Resale certificates or other information may be obtained by contacting Mr. Higgins.

7. Other information the association considers appropriate:

(a) Certificate of Amendment to the Articles of Incorporation & Bylaws, dated July 29, 2020, and filed in the Office of the Secretary of State on July 31, 2020, recorded on August 31, 2020, at Document No. 2020- 133683, Real Property records, Denton County Texas.

(b) Uncontested election of the Architectural Control Committee and Permanent Delegation of Governing Authority to the Association's Board of Directors, dated August 12, 2020, recorded at Document No. 2020-120919 in the Real Property Records of Denton County, Texas June 1, 2019.

(c) Board resolution to exclude Northwest Development Phases 3 and 4 from Airport Boundaries, dated July 14, 2020, recorded on July 29, 2020, at Document No. 2020-111521, Real Property records, Denton County, Texas.

(d) Certificate of Amendment to the Articles of Incorporation, dated April 23, 2016, and filed June 6, 2016, in the Office of the Secretary of State.

(e) Amended & Restated Bylaws, dated April 23, 2016, recorded at Document No. 2016-135441, Real Property Records, Denton County, Texas.

(f) Restrictions imposed by Hyde-Way, Inc. dated and recorded on December 31, 1992, at Volume 3415, Page 321 and Volume 3415, Page 338 are void due to lack of authority.

(g) All documents recorded by Hyde-Way, Inc. or Texas Air Classics, Inc. purporting to restrict various common areas and other lots as "Public Access Airport Property" recorded at Volume 1212, Page 542, Document No. 1996-91539, Document No. 2008-137796, or found anywhere else in the Real Property records of Denton County, Texas, are void due to lack of authority.

(h) Articles of Amendment to the Articles of Incorporation, dated March 5, 1990, and filed March 14, 1990, in the Office of the Secretary of State, and the Articles of Amendment to the Articles of Incorporation, dated September 22, 1990, and filed September 25, 1990, in the Office of the Secretary of State.

(i) Articles of Incorporation and Bylaws of Aero Valley Property Owners Association, dated August 7, 1985, filed August 21, 1985, under file #00027400729, in the Office of the Secretary of State.

IN WITNESS WHEREOF, the undersigned has caused this management certificate to be executed on behalf of the Association in compliance with the Texas Property Code. This management certificate shall serve to take the place of all management certificates previously filed on behalf of the Association.

SIGNED this _____ day of_____, 2026.

AERO VALLEY
PROPERTY OWNERS ASSOCIATION,
A Texas non-profit corporation

By: _____
ERIC BRANYAN, President

THE STATE OF TEXAS §
§
COUNTY OF DENTON §

The above instrument was acknowledged before me by ERIC BRANYAN, President, AERO VALLEY PROPERTY OWNERS ASSOCIATION, a Texas non-profit corporation, on this ____ day of _____, 2026.

_____
Notary Public, State of Texas