

Denton County  
Juli Luke  
County Clerk

---

Instrument Number: 152532

ERecordings-RP

MEMORANDUM

Recorded On: August 23, 2021 12:06 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: 152532  
Receipt Number: 20210823000445  
Recorded Date/Time: August 23, 2021 12:06 PM  
User: Diana P  
Station: Station 37

**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

**AFTER RECORDING RETURN TO:**

**Judd A. Austin, Jr.  
Henry Oddo Austin & Fletcher, P.C.  
1700 Pacific Avenue  
Suite 2700  
Dallas, Texas 75201**

STATE OF TEXAS           §  
  §  
COUNTY OF DENTON   §

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

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

**W I T N E S S E T H :**

**WHEREAS**, Frisco Lakes, Ltd., a Texas limited partnership, as Declarant, executed and previously placed of record that certain Declaration of Covenants and Restrictions for Westfalls Village – Phase One, filed of record on April 13, 1999, and is recorded as Instrument No. 99-R0036503 in the Official Public Records of Denton County, Texas (the "*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 which is the subject of the Declaration is Westfalls Village – Phase One, Phase Two, Phase Three, Phase Four, and Phase Five.

2.     Name and Mailing Address of the Association. The name of the Association is Westfalls Village Homeowners' Association, Inc., and its mailing address is c/o RealManage, P.O. Box 803555, Dallas, Texas 75380.

3.     Recording Data for the Subdivision. The recording data for the subdivision is filed of record according to the Map/Plat Records of Denton County, Texas, including amendments

thereof or supplements thereto, and is more fully set forth on Exhibit A, attached and incorporated herein.

4. Recording Data for the Declaration. The recording data for the Declaration is Instrument No. 99-R0036503; the Phase Two Declaration is recorded as Instrument No. 99-R0036504; the Phase Three Declaration is recorded as Instrument No. 2000-R0107943; and the Phase Four and Phase Five Supplemental Declaration is recorded as Instrument 99-R0075878, and any amendments thereof or supplements thereto in the Official Public Records of Denton County, Texas.

5. Name and Contact Information for the Association or the Managing Agent of the Association. The Association's managing agent is RealManage, P.O. Box 803555, Dallas, Texas 75380, phone number (866) 473-2573, fax number (866) 919-5696, and email [WESVIL@CiraMail.com](mailto:WESVIL@CiraMail.com).

6. Website. The Association's website may be found at [www.realmanage.com](http://www.realmanage.com), [www.realmanage.com/homeowner-resident-services](http://www.realmanage.com/homeowner-resident-services), and [www.ciranet.com/ResidentPortal](http://www.ciranet.com/ResidentPortal).

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

Description	Fee
Resale Certificate	\$ 310.00
Transfer Fee	\$ 325.00
Refinance Fee	\$ 250.00

8. Resale Certificates: Resale Certificates may be requested by contacting the Association c/o RealManage via [www.realmanage.com](http://www.realmanage.com) or [www.realmanage.com/closingportal](http://www.realmanage.com/closingportal). The telephone number for RealManage is (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.

**ASSOCIATION:**

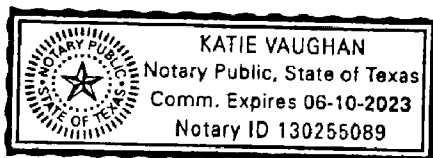
**WESTFALLS VILLAGE  
HOMEOWNERS' ASSOCIATION, INC.,  
a Texas non-profit corporation**

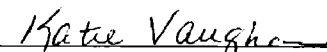
By: RealManage  
Its: Managing Agent

By:   
Kevin McDonald, Community Manager

STATE OF TEXAS     §  
                                  §  
COUNTY OF DALLAS   §

This instrument was acknowledged before me on the 23<sup>rd</sup> day of August 2021,  
by Kevin McDonald, Community Manager with RealManage, the Managing Agent of Westfalls  
Village Homeowners' Association, Inc., a Texas non-profit corporation.



  
Notary Public, State of Texas

## **EXHIBIT A**

Those tracts and parcels of real property located in the City of Frisco, Denton County, Texas and more particularly described as follows:

- All property subject to the **Declaration of Covenants and Restrictions for Westfalls Village – Phase One**, recorded under Instrument No. 99-R0036503 of the Official Public Records of Denton County, Texas; and
- All property subject to the **Final Plat of Westfalls Village – Phase One**, an addition in the City of Frisco, Denton County, Texas, according to a map or plat thereof, recorded in Cabinet Q, Pages 50 and 51 of the Plat/Map Records of Denton County, Texas; and
- All property subject to the **Declaration of Covenants and Restrictions for Westfalls Village – Phase Two**, recorded under Instrument No. 99-R0036504 of the Official Public Records of Denton County, Texas; and
- All property subject to the **Final Plat of Westfalls Village – Phase Two**, an addition in the City of Frisco, Denton County, Texas, according to a map or plat thereof, recorded in Cabinet Q, Pages 82 and 83 of the Plat/Map Records of Denton County, Texas; and
- All property subject to the **Declaration of Covenants and Restrictions for Westfalls Village – Phase Three**, recorded under Instrument No. 2000-R0107943 of the Official Public Records of Denton County, Texas; and
- All property subject to the **Final Plat of Westfalls Village – Phase Three**, an addition in the City of Frisco, Denton County, Texas, according to a map or plat thereof, recorded in Cabinet S, Pages 263 - 266 of the Plat/Map Records of Denton County, Texas; and
- All property subject to the **Supplemental Declaration of Covenants and Restrictions for Westfalls Village – Phase 4 and Westfalls Village – Phase 5**, recorded under Instrument No. 99-R0075878 of the Official Public Records of Denton County, Texas; and
- All property subject to the **Final Plat of Westfalls Village – Phase 4 and Westfalls Village – Phase 5**, an addition in the City of Frisco, Denton County, Texas, according to a map or plat thereof, recorded in Cabinet Q, Pages 312 and 313 (Phase 4) and Cabinet R, Pages 306 and 305 (Phase 5) of the Plat/Map Records of Denton County, Texas.