

Denton County
Juli Luke
County Clerk

Instrument Number: 103769

ERecordings-RP

MISCELLANEOUS

Recorded On: July 15, 2022 10:20 AM

Number of Pages: 8

" Examined and Charged as Follows: "

Total Recording: \$54.00

***** 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: 103769
Receipt Number: 20220715000228
Recorded Date/Time: July 15, 2022 10:20 AM
User: Angie Z
Station: Station 38

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:
Leah K. Burton
Roberts Markel Weinberg Butler Hailey PC
5307 E. Mockingbird Lane
Suite 685
Dallas, Texas 75206

STATE OF TEXAS §
 §
COUNTY OF DENTON §

**PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE FOR
NORMANDY ESTATES ADDITION, INC.**

This MANAGEMENT CERTIFICATE (this "Certificate") is made effective as of July 15, 2022 by the Normandy Estates Addition, Inc. a Texas non-profit corporation (the "Association").

W I T N E S S E T H

WHEREAS, HW SPRING CREEK PARTNERS, L.P. and ZCB SPRING CREEK, L.P. a Texas limited partnership (collectively, the "Declarants"), has previously placed of record that certain Declaration of Covenants, Restrictions and Easements for Normandy Estates Addition, Inc., dated effective as of August 14, 2008, and recorded as instrument number 2008-89883 in the Official Public Records of Denton County, Texas, which Declaration 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 Subdivisions which are subject to the Declaration are set forth in Exhibit A attached hereto.
2. Name of the Association. The name of the Association is Normandy Estates Addition, Inc.
3. Recording Data for the Subdivision. Recording data for the Subdivisions are set forth on Exhibit A attached hereto.
4. Recording Data for the Declaration. The recording data for the Declaration is instrument number 2008-89883 in the Official Public Records of Denton County, Texas. The recording data for amendments to the Declaration is set forth on Exhibit B attached hereto.

5. Mailing Address of the Association and Contact Information for Managing Agent. The current mailing address for the Association is Normandy Estates Addition, Inc, c/o Insight Association Management, 275 W. Campbell Road, Suite 620, Richardson, TX 75080. The Association's managing agent is Insight Association Management, 275 W. Campbell Road, Suite 620, Richardson, TX 75080, phone number (214) 494-6002, and email address resales@insightam.com.
6. Association Website. The current website for the Association where current versions of the dedicatory instruments are made available is www.normandiestateshoa.com.
7. Description and Fees Associated to Transfer of Title. The amount and description of fees charged relating to a transfer of title for the Association are set forth in Exhibit C.

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, and serves to take the place of all Management Certificates previously filed by the Association.

ASSOCIATION:

Normandy Estates Addition, Inc. a Texas non-profit corporation.

By: _____

Bruce Crawford, Managing Agent

THE STATE OF TEXAS §
 §
COUNTY OF DENTON §

This instrument was acknowledged before me on this 15th day of July, 2022, by Bruce Crawford, Insight Association Management, Managing Agent for Normandy Estates Addition, Inc., a Texas non-profit corporation, on behalf of such corporation.

Notary Public in and for the State of Texas



Notary Public Signature

Exhibit A

[Recording Data for the Subdivision]

Plats of Normandy Estates Addition, Inc. Recorded in the Map or Plat Records of Denton County

- Normandy Estates
Filed in Denton County, Texas
Document No. 2017-85
- Normandy Estates Addn
Filed in Denton County, Texas
Document No. 2008-46107
- Normandy Estates Addn
Filed in Denton County, Texas
Document No. 2008-96452
- Normandy Estates Addn
Filed in Denton County, Texas
Document No. 2008-128002
- Normandy Estates Addn
Filed in Denton County, Texas
Document No. 2009-43
- Normandy Estates Addn Replat
Filed in Denton County, Texas
Document No. 2010-131
- Normandy Estates Addn
Filed in Denton County, Texas
Document No. 2012-162
- Normandy Estates Addn
Filed in Denton County, Texas
Document No. 2012-224

Exhibit B

[Recording Data for the Declaration]

Amendments to the Declaration for Normandy Estates Addition recorded with Denton County.

- a. Fourth Supplemental Recording of Dedicatory Instrument recorded under Document Number 2017-116059, Official Public Records of Denton County, Texas.
- b. Recording of Dedicatory Instrument recorded under Document Number 2017-116173, Official Public Records of Denton County, Texas.
- c. Tenth Supplemental Recording of Dedicatory Instrument recorded under Document Number 2022-73821, Official Public Records of Denton County, Texas.
- d. Second Supplemental Recording of Dedicatory Instrument recorded under Document Number 2016-97920, Official Public Records of Denton County, Texas.
- e. Third Supplemental Recording of Dedicatory Instrument recorded under Document Number 2016-134897, Official Public Records of Denton County, Texas.
- f. Fifth Supplemental Recording of Dedicatory Instrument recorded under Document Number 2018-37631, Official Public Records of Denton County, Texas.
- g. Sixth Supplemental Recording of Dedicatory Instrument recorded under Document Number 2018-141601, Official Public Records of Denton County, Texas.
- h. Seventh Supplemental Recording of Dedicatory Instrument recorded under Document Number 2020-47009, Official Public Records of Denton County, Texas.
- i. Eighth Supplemental Recording of Dedicatory Instrument recorded under Document Number 2021-104000, Official Public Records of Denton County, Texas.
- j. Ninth Supplemental Recording of Dedicatory Instrument recorded under Document Number 2022-41514, Official Public Records of Denton County, Texas.
- k. Recording of Dedicatory Instrument recorded under Document Number 2016-75996, Official Public Records of Denton County, Texas.
- l. First Supplemental Recording of Dedicatory Instrument recorded under Document Number 2016-77969, Official Public Records of Denton County, Texas.
- m. Twelfth Amendment to the Declaration recorded under Document Number 2016-130870, Official Public Records of Denton County, Texas.

Exhibit B Continued

[Recording Data for the Declaration]

Amendments to the Declaration for Normandy Estates Addition recorded with Denton County.

- n. Supplemental Declaration recorded under Document Number 2017-12325, Official Public Records of Denton County, Texas.
- o. Thirteenth Amendment to the Declaration recorded under Document Number 2017-69246, Official Public Records of Denton County, Texas.
- p. Consolidation Declaration recorded under Document Number 2017-121064, Official Public Records of Denton County, Texas.
- q. Corrected Consolidation Declaration recorded under Document Number 2017-137117, Official Public Records of Denton County, Texas
- r. Consolidation Declaration (Condo Parcel) recorded under Document Number 2018-54835, Official Public Records of Denton County, Texas.
- s. Declaration recorded under Document Number 2019-83185, Official Public Records of Denton County, Texas.
- t. Declaration recorded under Document Number 2008-89883, Official Public Records of Denton County, Texas.
- u. First Amendment to Consolidation Declaration recorded under Document Number 2019-95042, Official Public Records of Denton County, Texas.
- v. Second Amendment to Consolidation Declaration recorded under Document Number 2020-49820, Official Public Records of Denton County, Texas.
- w. Second Amendment to Consolidation Declaration recorded under Document Number 2020-50505, Official Public Records of Denton County, Texas.
- x. Second Amendment to Consolidation Declaration recorded under Document Number 2020-50643, Official Public Records of Denton County, Texas.
- y. Third Amendment to Consolidation Declaration recorded under Document Number 2020-70508, Official Public Records of Denton County, Texas.
- z. Fourth Amendment to Consolidation Declaration recorded under Document Number 2022-41512, Official Public Records of Denton County, Texas.

Exhibit B Continued

[Recording Data for the Declaration]

Amendments to the Declaration for Normandy Estates Addition recorded with Denton County.

- aa. First Amendment to the Declaration recorded under Document Number 2009-50993, Official Public Records of Denton County, Texas.
- bb. Second Amendment to the Declaration recorded under Document Number 2010-62923, Official Public Records of Denton County, Texas.
- cc. Third Amendment to the Declaration recorded under Document Number 2011-43297, Official Public Records of Denton County, Texas.
- dd. Fourth Amendment to the Declaration recorded under Document Number 2011-43325, Official Public Records of Denton County, Texas.
- ee. Fifth Amendment to the Declaration recorded under Document Number 2014-80221, Official Public Records of Denton County, Texas.
- ff. Sixth Amendment to the Declaration recorded under Document Number 2014-128041, Official Public Records of Denton County, Texas.
- gg. Seventh Amendment to the Declaration recorded under Document Number 2015-21434, Official Public Records of Denton County, Texas.
- hh. Eighth Amendment to the Declaration recorded under Document Number 2015-64744, Official Public Records of Denton County, Texas.
- ii. Ninth Amendment to the Declaration recorded under Document Number 2015-98725, Official Public Records of Denton County, Texas.
- jj. Tenth Amendment to the Declaration recorded under Document Number 2015-131557, Official Public Records of Denton County, Texas.
- kk. Eleventh Amendment to the Declaration recorded under Document Number 2016-13510, Official Public Records of Denton County, Texas.

Exhibit C

[Description and Fees Associated to Transfer of Title]

Management Fees

1. Premier Resale Disclosure Bundle (TREC Form, Statement of Account, and Association Documents).....\$430.00
2. Resale Disclosure (TREC Form) and Association Documents.....\$375.00
3. Resale Disclosure Update..... \$75.00
4. Transfer Fee..... \$250.00
5. 5 Day Rush Fee.....\$75.00
6. 3 Day Rush Fee.....\$100.00
7. 1 Day Expedited Rush Fee.....\$200.00
8. Custom Questionnaires.....\$165.00
9. Association Questionnaires.....\$125.00

Association Fees

1. HOA Transfer Fee.....\$500.00