

**Denton County
Juli Luke
County Clerk**

Instrument Number: 10512

ERecordings-RP

AFFIDAVIT

Recorded On: February 03, 2025 11:40 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: 10512
Receipt Number: 20250203000161
Recorded Date/Time: February 03, 2025 11:40 AM
User: Debra B
Station: Station 40

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
COUNTRY CLUB TERRACE RESIDENTIAL COMMUNITY, 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: Country Club Terrace

2. Subdivision Location: Denton

3. Name of Homeowners Association: Country Club Terrace Residential Community, Inc.

4. Recording Data for Association:

Notice of Plat Recordation Phases 1 and 2 is recorded under Document No. 2021-72087

5. Recording Data for Declaration and any amendments:

Bylaws recorded under Instrument No. 74739

DCCR's are recorded under Instrument No. 2021-71223

6. Other information the Association considered appropriate for the governing, administration or operation of the subdivision and homeowners' association:

Community Manual is recorded under Instrument No. 2021-74739

First Supplement of Community Manual recorded under Document No. 2021-179950

Second Supplement to Community Manual recorded under Document No. 2023-98329

7. Mailing Address and Contact Information for the Association and the Managing Agent:

JellyBird HOA Management
17319 San Pedro Ave, Suite #320
San Antonio, TX 78232
contact@JellyBirdHOA.com
210-640-3911
<https://jellybirdhoa.com/app/>

8. Fee(s) related to Property Transfer:

- Administrative Transfer Fee - \$200.00
- Resale Package = \$375.00
 - Rush for Resale Package:
 - 1 business day = \$120.00 / 3 business days = \$95.00

- Add a Rush to an existing order = \$75.00 + Cost of a Rush
- Update for Resale Package:
 - 1-14 days = \$15.00 / 15-180 days = \$50.00
- Statement of Account (For Builders sells only) = \$120.00
 - Rush for Statement of Account (For Builder sells only):
 - 1 business day = \$110.00 / 3 business day = \$85.00
 - Update for Statement of Account (For Builder sells only):
 - 1-30 days - No Cost / 31-45 days = \$50.00 / 46-90 days = \$50.00
- Working Capital Fee = \$500.00

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

THE PURPOSE OF THIS CERTIFICATE IS TO PROVIDE INFORMATION SUFFICIENT FOR A TITLE COMPANY TO CORRECTLY IDENTIFY THE SUBDIVISION AND TO CONTACT ITS GOVERNING ASSOCIATION. THIS CERTIFICATE DOES NOT PURPORT TO IDENTIFY EVERY PUBLICLY RECORDED DOCUMENT AFFECTING THE SUBDIVISION, OR TO REPORT EVERY PIECE OF INFORMATION PERTINENT TO THE SUBDIVISION. NO PERSON SHOULD RELY ON THIS CERTIFICATE FOR ANYTHING OTHER THAN INSTRUCTIONS FOR CONTACTING THE ASSOCIATION IN CONNECTION WITH THE TRANSFER OF TITLE TO A HOME IN THE SUBDIVISION. THE REGISTERED AGENT FOR THE ASSOCIATION IS ON FILE WITH THE TEXAS SECRETARY OF STATE.

Signed this 30th day of January, 2025.

Country Club Terrace Residential Community, Inc.

By: Shelby Welch
 Shelby Welch (of JellyBird HOA Management), Managing Agent

State of Texas §

County of Bexar §

This instrument was acknowledged and signed before me on this 31st day of

January, 2025 by Shelby Welch, representative of JellyBird HOA Management, the
 Managing Agent of Country Club Terrace Residential Community, Inc., on behalf of said association.

[Signature]
 Notary Public, State of Texas

After Recording, Return To:
 JellyBird HOA Management
 Attn: Transitions
 17319 San Pedro, #320
 San Antonio, TX 78232

