

**Denton County  
Juli Luke  
County Clerk**

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**Instrument Number:** 90248

ERecordings-RP

MISCELLANEOUS

**Recorded On:** August 22, 2024 08:56 AM

**Number of Pages:** 4

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**" Examined and Charged as Follows: "**

**Total Recording:** \$37.00

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**\*\*\*\*\* 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:** 90248  
**Receipt Number:** 20240822000090  
**Recorded Date/Time:** August 22, 2024 08:56 AM  
**User:** Debra S  
**Station:** Station 23

**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:**  
**Judd A. Austin, Jr.**  
**Henry Oddo Austin & Fletcher, P.C.**  
**1717 Main Street**  
**Suite 4600**  
**Dallas, Texas 75201**

STATE OF TEXAS           §  
  §  
COUNTY OF DENTON       §

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

This PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE ("*Certificate*") is made on behalf of ARROWBROOKE HOMEOWNERS ASSOCIATION, INC., a Texas nonprofit corporation ("*Association*").

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

**WHEREAS**, Development Solutions CR, LLC, a Delaware limited liability company, as Declarant, executed and previously placed of record that certain Declaration of Covenants, Conditions and Restrictions for Arrowbrooke, recorded on November 23, 2015, under Instrument 2015-135138 in the Official Public Records of Denton County, Texas ("*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 Arrow Brooke, Phase 1A; Arrow Brooke, Phase 1B; Arrow Brooke, Phase 2A; Arrow Brooke, Phase 2B; Arrow Brooke, Phase 2C; Arrow Brooke, Phase 3A; and Arrow Brooke, Phase 3B; Arrow Brooke, Phase 4A; Arrow Brooke, Phase 4B; Arrow Brooke, Phase 5; Arrow Brooke, Phase 6; and Arrow Brooke, Phase 7.

2.     **Name and Mailing Address of the Association.** The name of the Association is ArrowBrooke Homeowners Association, Inc., a Texas nonprofit corporation, and its mailing address is c/o Capital Consultant Management Corporation ("*CCMC*"), located at 7800 N. Dallas Parkway, Suite 450, Plano, Texas 75024.

3. **Recording Data for the Subdivision.** The recording data for the Arrow Brooke subdivisions are as follows: (i) Phase 1A filed as Instrument No. 2015-375; (ii) Phase 1B filed as Instrument No. 2015-376; (iii) Phase 2A filed as Instrument No. 2017-462; (iv) Phase 2B filed as Instrument No. 2017-461; (v) Phase 2C filed as Instrument No. 2018-319; (vi) Phase 3A filed as Instrument No. 2018-317; (vii) Phase 3B filed as Instrument No. 2019-510; (viii) Phase 4A filed as Instrument No. 2018-510; (ix) Phase 4B filed as Instrument No. 2020-167; (x) Phase 5 filed as Instrument No. 2019-310; (xi) Phase 6 filed as Instrument No. 2021-428; (xii) Phase 7 filed as Instrument No. 2023-352, and any and all plats and replats, each filed and recorded with the Map or Plat Records, Denton County, Texas.

4. **Recording Data for the Declaration.** The Declaration is recorded as Instrument 2015-135138, Instrument No. 2018-144539 (First Amendment), Instrument No. 2024-5092 (Second Amendment), Instrument No. 2024-79140 (Third Amendment), and any and all amendments and supplements to the Declaration filed of record 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 current mailing address for the Association is c/o CCMC, 7800 N. Dallas Parkway, Suite 450, Plano, Texas 75024; telephone (469) 246-3500; facsimile (469) 246-3501; and email [ccmctx@ccmcnet.com](mailto:ccmctx@ccmcnet.com).

6. **Website:** The Association's website may be found at <https://www.lifeatarrowbrooke.com>.

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

<b>Type of Property Transfer</b>	<b>Dollar Amount</b>
Transfer/Resale Disclosure/Estoppel Fee	\$375.00
Resale Certificate/Estoppel Update	\$50.00
Rush Fee	\$100.00
Lender Questionnaire – Standard	\$200.00
Lender Questionnaire – Custom	\$300.00
Working Capital Fee	\$750.00
Transfer Fee Following a Trustee Sale or Foreclosure	\$100.00
Non-Builder Sale – Community Enhancement Fee	0.25% of purchase price

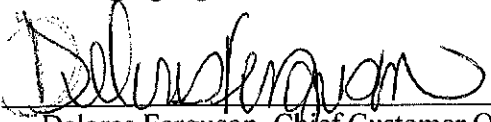
8. **Resale Certificates.** Resale Certificates may be requested by contacting the Association c/o HomeWiseDocs via [www.ccmcnnet.com](http://www.ccmcnnet.com) or [www.homewisedocs.com](http://www.homewisedocs.com). The telephone phone number for HomeWiseDocs is (866) 925-5004. Alternatively, you may contact the Arizona office for CCMC at 8360 East Via de Ventura, Building L, Suite 100, Scottsdale, Arizona 85258; telephone number (480) 921-7500 or facsimile (480) 921-7564.

**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:**

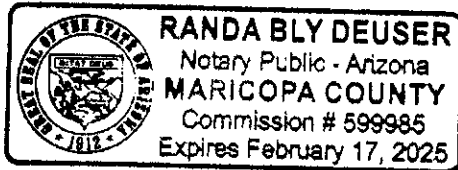
**ARROWBROOKE  
HOMEOWNERS ASSOCIATION, INC.,  
a Texas nonprofit corporation**

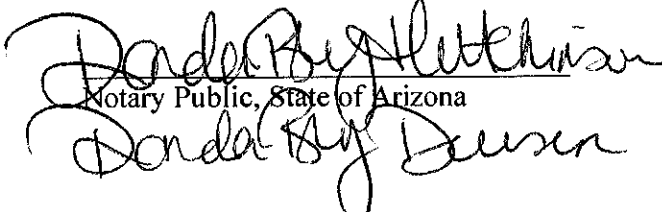
By: Capital Consultants Management Corporation  
Its: Managing Agent

By:   
Delores Ferguson, Chief Customer Officer

STATE OF ARIZONA     §  
                                     §  
COUNTY OF MARICOPA §

This instrument was acknowledged before me on the 19<sup>th</sup> day of AUGUST 2024, by Delores Ferguson, Chief Customer Officer of Capital Consultants Management Corporation, the Managing Agent of ArrowBrooke Homeowners Association, Inc., a Texas nonprofit corporation.



  
Notary Public, State of Arizona  
Randa Bly Deuser