

Denton County
Juli Luke
County Clerk

Instrument Number: 85047

ERecordings-RP

NOTICE

Recorded On: August 08, 2024 01:52 PM

Number of Pages: 4

" Examined and Charged as Follows: "

Total Recording: \$37.00

***** 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: 85047
Receipt Number: 20240808000380
Recorded Date/Time: August 08, 2024 01:52 PM
User: Calinda B
Station: Station 20

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
THE RESERVE HOMEOWNERS ASSOCIATION, INC.

STATE OF TEXAS §
 §
COUNTY OF DENTON §

The undersigned, being the Managing Agent of The Reserve Homeowners Association, Inc., a nonprofit corporation ("Association") organized and existing under the laws of the State of Texas, submits the following information pursuant to and in accordance with Section 209.004 of the Texas Property Code, which supersedes any Management Certificates previously filed by the Association:

1. Name of Subdivision: The name of the subdivision is The Reserve at Bridlewood.
2. Name of Association: The name of the Association is The Reserve Homeowners Association, Inc., as a Sub-Association of The Bridlewood Master Planned Community.
3. Recording Data for the Subdivision:

The Reserve is an addition to the city of Flower Mound in Denton County, Texas. The Final Plat is recorded as follows:

A tract of land located in the J.C. Smart Survey, Abstract No. 1171, and the Jesse Watkins Survey, Abstract No. 1324, Town of Flower Mound, Denton County, Texas, according to the Deed recorded in County Clerk's File No. 94-R0030471 of the Deed records of Denton County, Texas, reference to which is also recorded as Plat Information on August 27, 1998, as Document No. 1998-77673, in Volume 4163, Page 1635, of the Deed Records of Denton County, Texas.

4. Recording Data for the Declaration:
 - a. Amended and Restated Master Declaration of Covenants, Conditions and Restrictions for Bridlewood, recorded as Document No. 96-R0080148 (1996-80148), on November 8, 1996, in the Real Property Records of Denton County, Texas;
 - b. First Amendment to Amended and Restated Master Declaration of Covenants, Conditions and Restrictions for Bridlewood recorded as Document No. 97-R0050517 (1997-50517), on July 28, 1997, in the Real Property Records of Denton County, Texas; and
 - c. Amended and Restated Supplemental Declaration of Covenants, Conditions and Restrictions [for] The Reserve at Bridlewood recorded as Document No. 2001-1391, on January 4, 2001, recorded in Volume 4747, Page 2398 of the Deed Records of Denton County, Texas.

5. Name and mailing address of the Association: The name and mailing address of the Association is The Reserve Homeowners Association, Inc., c/o Capital Consultants Management Corporation (CCMC), 7800 N. Dallas Parkway, Suite 450, Plano, Texas 75024.
6. The Contact Information for the Association's Managing Agent: The name and contact information for the Managing Agent of the Association is Capital Consultants Management Corporation.

Address: 7800 N. Dallas Parkway, Suite 450, Plano, Texas 75024

Phone Number: 469-246-3500

Email Address: ccmctx@ccmcnet.com

7. The Association's Dedicatory Instruments are Available to Members Online at www.TheReservehoa.org.
8. The Amount and Description of the Fees and Other Charges by the Association in Connection with a Property Transfer:

Description	Fee
Resale Certificate	\$375.00
No Title Sale	\$125.00
Resale Trustee/Lender Sale	\$125.00
Lender Questionnaire Fee-Standard	\$50.00
Lender Questionnaire-Fee-Custom	\$150.00
Refinance/Lien Estoppel Update	\$50.00
Rush Fee	\$100.00

ACKNOWLEDGEMENT

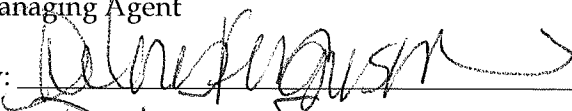
The foregoing is a true and correct copy of the Management Certificate for the association identified above.

THE RESERVE HOMEOWNERS ASSOCIATION, INC.
a Texas nonprofit corporation

By: **CAPITAL CONSULTANTS MANAGEMENT CORPORATION,**
Managing Agent

By: _____

Name: _____


Delores Ferguson

*This Management Certificate does not purport to identify every publicly recorded document affecting the Subdivision, or to report every piece of information pertinent to the Subdivision. This Management Certificate should not be relied upon for any purpose other than to provide instruction for identifying and contacting the Association.

STATE OF ARIZONA

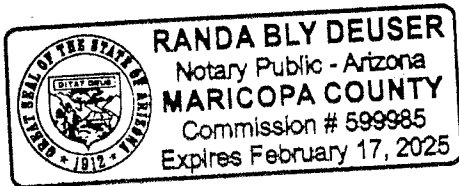
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COUNTY OF MARICOPA

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BEFORE ME, the undersigned notary public, on this 6th day of AUGUST, 2024, personally appeared Delores Ferguson, Managing Agent for The Reserve Homeowners Association, Inc., a Texas nonprofit corporation, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purpose and in the capacity therein expressed.



Randa Bly Deuser
Notary Public in and for the State of Arizona
Randa Bly Deuser