

**Denton County  
Juli Luke  
County Clerk**

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**Instrument Number: 2391**

ERecordings-RP

CERTIFICATE

Recorded On: January 08, 2025 04:25 PM

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: 2391  
Receipt Number: 20250108000602  
Recorded Date/Time: January 08, 2025 04:25 PM  
User: Lisa V  
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

# TERRACINA RESIDENTIAL COMMUNITY, INC.

## MANAGEMENT CERTIFICATE

STATE OF TEXAS       §  
                                      §  
COUNTY OF DENTON   §

KNOWN ALL MEN BY THESE PRESENTS:

Pursuant to the provisions of Section 209.004 of the Texas Property Code, the undersigned property owner's association hereby records this Management Certificate Terracina Residential Community, Inc.

1.     The name of the subdivision is: Terracina Residential Community.
2.     The name of the Association is: Terracina Residential Community, Inc. (the "Association").
3.     The recording data for the subdivision is as follows: See Exhibit "A" attached hereto.
4.     The recording data for the Declaration is as follows:
  - (i)     Declaration of Covenants, Conditions and Restrictions, recorded on June 23, 2011, at Instrument No. 2011-57614 of the Official Public Records, Denton County, Texas, and re-recorded on June 27, 2011, at Instrument No. 2011-58584 of the Official Public Records, Denton County, Texas.
  - (ii)    First Amendment to Declaration of Covenants, Conditions and Restrictions, recorded on March 29, 2012, at Instrument No. 2012-31823 of the Official Public Records, Denton County, Texas.
5.     The name and mailing address of the Association: Terracina Residential Community, Inc., P.O. Box 738523 Dallas, Texas 75373-8523.
6.     The name and mailing address of the designated representative of the Association: Donald A. Dawson, 6400 Palermo Trail, Flower Mound, Texas 75077, Telephone Number: 214-552-7879, Email: BOD@Terracina.us.
7.     The website address of the Association: www.Terracina.us
8.     The amount and description of a fee or fees charged by the Association relating to a property transfer in the subdivision:
  - Resale Certificate: \$375.00
  - Updated Resale Certificate: \$75.00
  - Rush Fee: \$200.00
  - Transfer Fee: \$450.00
  - Lender Questionnaire Fee: Standard \$225.00/Custom \$275.00
  - Working Capital Assessment Fee: \$1,428.00

9. Other information the Association considers appropriate: 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.

IN WITNESS WHEREOF, this Management Certificate is hereby executed by its duly authorized managing agent on the 8<sup>TH</sup> day of JANUARY, 2025.

**TERRACINA RESIDENTIAL  
COMMUNITY INC.**

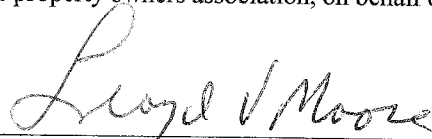
By:



Donald A. Dawson, President

STATE OF TEXAS §  
COUNTY OF DENTON §

This instrument was acknowledged before me on this 8<sup>TH</sup> day of JANUARY, 2025, by Donald A. Dawson, the President of Terracina Residential, Inc., a Texas property owners association, on behalf of said Texas property owners association.



Notary Public in and for the State of Texas

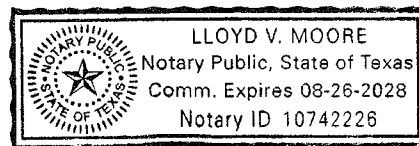


Exhibit "A"

1. Declaration of Covenants, Conditions and Restrictions, recorded on June 23, 2011, at Instrument No. 2011-57614 of the Official Public Records, Denton County, Texas, and re-recorded on June 27, 2011, at Instrument No. 2011-58584 of the Official Public Records, Denton County, Texas.
2. First Amendment to Declaration of Covenants, Conditions and Restrictions, recorded on March 29, 2012, at Instrument No. 2012-31823 of the Official Public Records, Denton County, Texas.
3. Terracina Community Manual, recorded on March 29, 2012, at Instrument No. 2012-31824 of the Official Public Records, Denton County, Texas.
4. Notice of Addition of land to Declaration of Covenants, Conditions and Restrictions, Terracina Phase II, recorded on August 19, 2015, at Instrument No. 2015-95674 of the Official Public Records, Denton County, Texas.
5. Notice of Addition of land to Declaration of Covenants, Conditions and Restrictions, Terracina Phase III, recorded on March 28, 2018, at Instrument No. 34382 of the Official Public Records, Denton County, Texas.
6. Notice of Filing of Dedicatory Instruments, recorded on January 8, 2024, at Instrument No. 1965 of the Official Public Records, Denton County, Texas.
7. First Supplement to Notice of Filing of Dedicatory Instruments, recorded on September 26, 2024, at Instrument No. 104004 of the Official Public Records, Denton County, Texas.