VG-342-2023-2554

Denton County
Juli Luke
County Clerk

Instrument Number: 2554

Real Property Recordings

MISCELLANEOUS

Recorded On: January 09, 2023 04:27 PM

Number of Pages: 3

" Examined and Charged as Follows: "

Total Recording: $34.00

********** **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:	2554
Receipt Number:	20230106000185
Recorded Date/Time:	January 09, 2023 04:27 PM
User:	Brandon H
Station:	Station 10

Record and Return To:

ADKISSON RANCH HOMEOWNERS ASSOCIATION INC
FIRSTSERVICE RESIDENTIAL
14951 NORTH DALLAS PARKWAY SUITE 600
DALLAS TX 75254

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

(To be recorded in Real Property Records of Denton County, Texas)

Adkisson Ranch Homeowners Association, Inc.
Property Owners' Association Management Certificate

As Required by Section 209.004, Texas Property Code
This certificate updates and replaces any previously recorded management certificate for this subdivision, including Document 2020-191436 and 2019-76177

1. Subdivision information., is an addition to the city of Shady Shores in Denton County, Texas. The plats are recorded in the Plat Records of Denton County, Texas as:

Plat 1: Document 2019-175, recorded on April 12th, 2019.

2. Declaration information. Lots in Adkisson Ranch Homeowners Association are subject to Declaration of Covenants, Conditions and Restrictions for Adkisson Ranch Homeowners Association, Inc., recorded on April 16th, 2019 as Document No. 2019-40401, Real Property Records, Denton County Texas.

3. Name of property owner's association. Adkisson Ranch Homeowners Association, Inc.

4. How to contact the association through its managing agent.

Adkisson Ranch Homeowners Association, Inc.
c/o FirstService Residential Texas, Inc., a Texas Corporation, d/b/a FirstService Residential ("FirstService Residential")
14951 North Dallas Parkway, Suite 600
Dallas, Texas 75254
Phone: 214-871-9700
Website: www.fsresidential.com
Email Address: Mgmt-CertificateTX@fsresidential.com
Community Website: https://AdkissonRanch.connectresident.com
Resale Disclosure Package: $375.00
Homeowner Setup/Unit Transfer: $295.00

5. Purpose. The purpose of the Property Owners' Association Management Certificate is to provide information sufficient for a title company to correctly identify the subdivision and to contact its governing association. 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. No person should rely on this Management Certificate for anything other than instructions for contacting the association in connection with the transfer of title to a home in the subdivision.

Signed this 9 day of Dec 2022

Adkisson Ranch Homeowners Association, Inc.,
a Texas property owners' association

By: _____

Lisa Cunningham, Senior Vice President
FirstService Residential Texas, Managing Agent

THE STATE OF TEXAS
COUNTY OF DALLAS
This instrument was acknowledged before me on this 9 day of Dec 2022 by Lisa Cunningham, on behalf of FirstService Residential, Managing Agent of a Texas property owners' association, on behalf of said association.

MARY E MCDONALD
Notary Public, State of Texas
My Commission Expires
June 16, 2025
NOTARY ID 125329[illegible]-8

Mary McDonald
Notary Public, State of Texas

AFTER RECORDING, PLEASE RETURN TO:
Adkisson Ranch Homeowners Association, Inc.
c/o FirstService Residential Texas, Inc., a Texas Corporation, d/b/a FirstService Residential ("FirstService Residential")
14951 North Dallas Parkway, Suite 600
Dallas, Texas 75254