

**Denton County
Juli Luke
County Clerk**

Instrument Number: 195005

ERecordings-RP

CERTIFICATE

Recorded On: October 22, 2021 02:05 PM

Number of Pages: 5

" Examined and Charged as Follows: "

Total Recording: \$42.00

******* 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: 195005
Receipt Number: 20211022000528
Recorded Date/Time: October 22, 2021 02:05 PM
User: Darcey B
Station: Station 21

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

FLOWER MOUND RIVER OAKS ASSOCIATION

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 for Flower Mound River Oaks Association.

1. The name of the subdivision is: River Oaks Estates (Flower Mound).
2. The name of the Association is: Flower Mound River Oaks Association (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) River Oaks Estates Homeowners' Association - Declaration of Restrictions, Covenants and Conditions of River Oaks Estates, and Rules and Regulations, and Architectural and Landscape Guidelines for the Architectural Control Committee, and Bylaws of River Oaks Estates Homeowners' Association, Inc., filed for record on June 14, 1996, as Instrument Number 96-R0040586, in the Official Records of Denton County, Texas.
 - (ii) Amendment to Declaration of Restrictions, Covenants and Conditions of River Oaks Estates, filed for record on December 10, 1998, as Instrument Number 98-R0112056, in the Official Records of Denton County, Texas.
 - (iii) Second Amendment to Declaration of Restrictions, Covenants and Conditions of River Oaks Estates, filed for record on February 27, 2007, as Instrument Number 2007-24087, in the Official Records of Denton County, Texas.
5. The name and mailing address of the Association: Flower Mound River Oaks Association, c/o Accelerated Association Management Company, LLC., 1079 W. Round Grove Rd., #300-355, Lewisville, Texas, 75067, Telephone Number: 972-372-0752, Email Address: j.morris@acceleratedmgmt.com.
6. The name and mailing address of the person managing the Association: Accelerated Association Management Company, LLC., Attn: Jamie Morris, 1079 W. Round Grove Rd., #300-355, Lewisville, Texas, 75067, Telephone Number: 972-372-0752, Email Address: j.morris@acceleratedmgmt.com
7. The website address of the Association: <https://www.riveroaksestates.com>
8. The amount and description of a fee or fees charged by the Association relating to a property transfer in the subdivision:
 - Resale Fee \$375.00
 - Transfer Fee \$300.00
 - Capital Fee at Closing \$250.00

9. Other information the Association considers appropriate: Prospective purchasers are advised to independently examine the Declaration, By-Laws, 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 21 day of September 2021.

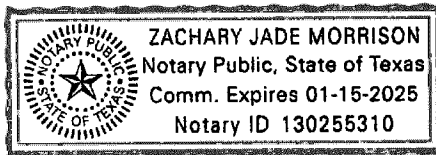
FLOWER MOUND RIVER OAKS ASSOCIATION

By: _____

Jamie Morris, Managing Agent

STATE OF TEXAS §
COUNTY OF Denton §

This instrument was acknowledged before me on this 21 day of September, 2021, by Jamie Morris, the Managing Agent of Flower Mound River Oaks Association, a Texas property owners association, on behalf of said Texas property owners association.



Zachary Jade Morrison
Notary Public in and for the State of Texas

Exhibit "A"

1. River Oaks Estates Homeowners' Association - Declaration of Restrictions, Covenants and Conditions of River Oaks Estates, and Rules and Regulations, and Architectural and Landscape Guidelines for the Architectural Control Committee, and Bylaws of River Oaks Estates Homeowners' Association, Inc., filed for record on June 14, 1996, as Instrument Number 96-R0040586, in the Official Records of Denton County, Texas.
2. Amendment to Declaration of Restrictions, Covenants and Conditions of River Oaks Estates, filed for record on December 10, 1998, as Instrument Number 98-R0112056, in the Official Records of Denton County, Texas.
3. Second Amendment to Declaration of Restrictions, Covenants and Conditions of River Oaks Estates, filed for record on February 27, 2007, as Instrument Number 2007-24087, in the Official Records of Denton County, Texas.
4. Plat - filed for record on June 14, 1996, as Instrument Number 96-R0040587, at Volume M, Page 185, in the Official Records of Denton County, Texas.
5. Amended Notice of Filing Dedicatory Instruments for River Oaks Estates (Flower Mound), filed for record on December 17, 2004, as Instrument Number 2004-161901, in the Official Records of Denton County, Texas (which contains: Exhibit A - Amendment No. 1 to Assessment Collection Policy).
6. Notice of Filing of Dedicatory Instruments for River Oaks Estates (Flower Mound), filed for record on July 23, 2004, as Instrument Number 2004-97410, in the Official Records of Denton County, Texas (which contains: Exhibit "A" Property Description, Exhibit "B" 1. Articles of Incorporation for Flower Mound River Oaks Association (filed with the Secretary of State on 7-14-03), 2. Covenant Enforcement and Fining Policy (adopted 5-10-04), 3. Assessment Collection Policy (adopted 5-10-04), 4. Resolution Regarding Appointment of Architectural Control Committee Member (adopted 5-10-04)..
7. First Amendment to Bylaws of River Oaks Estates, filed for record on February 28, 2007, as Instrument Number 2007-24086 in the Official Records of Denton County, Texas.
8. Second Amendment to Declaration of Restrictions, Covenants and Conditions of River Oaks Estates, filed for record on February 28, 2007, as Instrument Number 2007-24087, in the Official Records of Denton County, Texas.
9. Notice of Filing of Dedicatory Instruments for Flower Mound River Oaks Association, filed for record on March 14, 2011, as Instrument Number 2011-23572, in the Official Records of Denton County, Texas (which contains Exhibit "A" Collection Activity Performed by Principal Management Group).
10. Notice of Filing of Dedicatory Instruments for Flower Mound River Oaks Association, filed for record on June 27, 2012, as Instrument Number 2012-68938, in the Official Records of Denton County, Texas (which contains Exhibit "A" Flower Mound River Oaks Association Solar Device Policy Energy Efficient Roofing Policy).

11. Notice of Filing of Dedicatory Instruments for Flower Mound River Oaks Association, filed for record on June 27, 2012, as Instrument Number 2012-68938, in the Official Records of Denton County, Texas (which contains Exhibit "A" Flower Mound River Oaks Association Rainwater Harvesting System Policy).
12. Notice of Filing of Dedicatory Instruments for Flower Mound River Oaks Association, filed for record on June 27, 2012, as Instrument Number 2012-68939, in the Official Records of Denton County, Texas (which contains Exhibit "A" Flower Mound River Oaks Association Flag Display and Flagpole Installation Policy).
13. Notice of Filing of Dedicatory Instruments for Flower Mound River Oaks Association, filed for record on June 27, 2012, as Instrument Number 2012-68940, in the Official Records of Denton County, Texas (which contains: Exhibit A - Flower Mound River Oaks Association Display of Certain Religious Items Policy).
14. Notice of Filing of Dedicatory Instruments for Flower Mound River Oaks Association, filed for record on June 27, 2012, as Instrument Number 2012-68941, in the Official Records of Denton County, Texas (which contains Exhibit "A" Flower Mound River Oaks Association Assessment Collection Policy).
15. Notice of Filing of Dedicatory Instruments for Flower Mound River Oaks Association, filed for record on June 27, 2012, as Instrument Number 2012-68942, in the Official Records of Denton County, Texas (which contains Exhibit "A" Flower Mound River Oaks Association Records Inspection, Copying and Retention).
16. Notice of Filing of Dedicatory Instruments for Flower Mound River Oaks Association, filed for record on June 27, 2012, as Instrument Number 2012-68943, in the Official Records of Denton County, Texas (which contains Exhibit "A" Flower Mound River Oaks Association Email Registration Policy).