

Denton County
Juli Luke
County Clerk

Instrument Number: 100808

ERecordings-RP

CERTIFICATE

Recorded On: September 19, 2023 10:51 AM

Number of Pages: 4

" Examined and Charged as Follows: "

Total Recording: \$38.00

******* 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: 100808
Receipt Number: 20230919000208
Recorded Date/Time: September 19, 2023 10:51 AM
User: Kraig T
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

STATE OF TEXAS §
 §
COUNTY OF DENTON §

**PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE FOR
VALENCIA ON THE LAKE HOMEOWNER'S ASSOCIATION, INC.**

This MANAGEMENT CERTIFICATE (this “*Certificate*”) is made on behalf of Valencia on the Lake Homeowner’s Association, Inc., a Texas non-profit corporation (the “*Association*”).

W I T N E S S E T H:

WHEREAS, that certain Declaration of Covenants, Conditions and Restrictions for Valencia on the Lake Homeowner’s Association, Inc., (the “*Declaration*”), was filed on April 06, 2015, and is recorded as Instrument No. 2015-34127 in the Official Public Records of Denton County, Texas, which 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 Subdivisions**. The subdivision is known generally as Valencia on the Lake Homeowner’s Association, Inc.

2. **Name and Mailing Address of the Association**. The name of the Association is Valencia on the Lake Homeowner’s Association, Inc., The mailing address for the Association is 1512 Crescent Dr., Suite 112, Carrollton, TX 75006.

3. **Recording Data for the Association**. The recording data for each plat in the subdivision is described as follows: Phase 1 Filed for Registration June 8, 2015, Instrument No. 2015-245 in the Official Public Records of Denton County, Texas; Phase 2A Filed for Registration February 17, 2018, Instrument No. 2018-62 in the Official Public Records of Denton County, Texas; Phase 2B Filed for Registration August 16, 2021, Instrument No. 2021-324 in the Official Public Records of Denton County, Texas; Phase 3A for Registration on January 1, 2018 as Document No. 2018-9 in the Official Public Records of Denton County, Texas, as supplemented or amended, from time to time.

4. **Recording Data for the Declaration**. The Declaration is recorded as Instrument No. 2015-34127 in the Official Public Records of Denton County, Texas; First Amendment to the Declaration recorded as Instrument No. 2015-124053 in the Official Public Records of Denton County, Texas; Second Amendment to the Declaration recorded as Instrument No. 2016-91565 in

the Official Public Records of Denton County, Texas; Third Amendment to the Declaration recorded as Instrument No. 2016-140774 in the Official Public Records of Denton County, Texas; Forth Amendment to the Declaration recorded as Instrument No. 2017-42678 in the Official Public Records of Denton County, Texas; Fifth Amendment to the Declaration recorded as Instrument No. 2018-34379 in the Official Public Records of Denton County, Texas; Sixth Amendment to the Declaration recorded as Instrument No. 2018-102211 in the Official Public Records of Denton County, Texas; Seventh Amendment to the Declaration recorded as Instrument No. 2020-61967 in the Official Public Records of Denton County, Texas; Eighth Amendment to the Declaration recorded as Instrument No. 2016-88638 in the Official Public Records of Denton County, Texas as supplemented or amended, from time to time.

5. **Name of and Contact Information for the Managing Agent of the Association.** The Association’s managing agent is Essex Association Management L.P., 1512 Crescent Dr., Suite 112, Carrollton, TX 75006.; telephone 972-428-2030; facsimile 469-342-8205; and email Ron@essexhoa.com.

6. **Website.** The Association’s website may be found at www.valenciaonthelakehoa.com.

7. **Fees Due Upon Property Transfer.** The fees to be charged relating to a property transfer are: (i) a minimum of \$375 for a resale disclosure; (ii) The minimum fee to be charged for transfer is \$200; (iii) The minimum resale fees to be charged for a resale certificate update; is \$75; (iv) The minimum fees to be charged for a rush fee is \$100; (v) The minimum fee to be charged for a Lender Questionnaire – Standard is \$225; (vi) The minimum fees to be charged for a Lender Questionnaire – Custom is \$275; (vii) a maximum fee of \$2,500 Working Capital/Reserve Fee; and (viii) a maximum fee of \$450 transfer fee following a trustee sale or foreclosure.

8. **Resale Certificates.** Resale Certificates may be requested by submitting an online request at www.essexhoa.com, from the Association’s website, or by contacting resalecert@essexhoa.com.

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, and serves to replace all Management Certificates previously filed by the Association.

[SIGNATURE PAGE FOLLOWS]

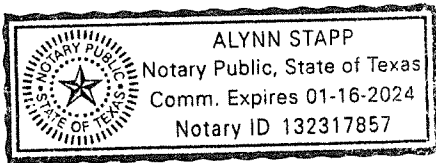
ASSOCIATION:

**VALENCIA ON THE LAKE
HOMEOWNER'S ASSOCIATION, INC.**
a Texas non-profit corporation

By: *Connie Kindle*,
Connie Kindle, Authorized Representative,
Essex Association Management L.P., its
Managing Agent.

STATE OF TEXAS §
 §
COUNTY OF DENTON §

This instrument was acknowledged before me on the 6 day of September, 2023,
by Connie Kindle, Authorized Representative, of Essex Association Management L.P., the
Managing Agent for Valencia on the Lake Homeowner's Association, Inc., a Texas non-profit
corporation.



Alynn Stapp
Notary Public, State of Texas