

Denton County
Juli Luke
County Clerk

Instrument Number: 77452

ERecordings-RP

MISCELLANEOUS

Recorded On: June 28, 2017 02:08 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: 77452
Receipt Number: 20170628000415
Recorded Date/Time: June 28, 2017 02:08 PM
User: Joy R
Station: Station 19

Record and Return To:

eRx



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)

As Required by Section 209.004, Texas Property Code

This updates and replaces any previously recorded management certificate for this subdivision

STATE OF TEXAS
COUNTY OF DENTON

PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE OF PARKMONT PLACE TOWNHOME OWNERS ASSOCIATION, INC.

This MANAGEMENT CERTIFICATE (this "Certificate") is made effective as of June 15, 2017, by the Parkmont Place Townhome Owners Association, Inc., a Texas non-profit corporation (the "Association").

WITNESSETH

WHEREAS, CADG Riverwalk, LLC, a Texas limited liability company, ("Declarant") has placed of record that certain Declaration of Covenants, Conditions, and Restrictions for Parkmont Place Townhomes dated June 21, 2017, (the "Declaration") recorded as Document No. 74033 in the Real Property Records of Denton County, Texas, which Declaration is incorporated herein for all purposes.

WHEREAS, Declarant has created the Association for the benefit of Parkmont Place Townhome Owners Association, Inc.

WHEREAS, the Association has caused this certificate to be prepared and filed in accordance with the provision of the Texas Residential Property Owners Protection Act as provided in Section 209 of the Texas Property Code.

NOW, THEREFORE, the undersigned hereby certifies as follows on behalf of the Association:

NAME OF SUBDIVISION: Parkmont Place Townhomes

1. **Name and Mailing Addresses.** The name and mailing addresses of the Association and Managing Agent is, Parkmont Place Townhome Owners Association, Inc. c/o Essex Association Management, L.P. 1512 Crescent Drive. Suite 112 Carrollton, TX 75006 Office: (972) 428-2030 www.essexhoa.com or info@essexhoa.com
2. **Declaration information.** Lots in Parkmont Place Townhomes are subject to Declaration of Covenants, Conditions and Restrictions recorded on June 21, 2017, as Document No. 74033 in the Real Property Records of Denton County, Texas.

IN WITNESS WHEREOF, the undersigned has caused this Certificate to be executed as of the date first above written.

Parkmont Place Townhome Owners Association, Inc.
a Texas non-profit corporation

By: 
Ronald J. Corcoran, Managing Agent

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Ronald J. Corcoran of Essex Association Management, L.P. before me on this 27th day of June, 20 17, Managing Agent for Parkmont Place Townhome Owners Association, Inc., a Texas non-profit corporation, on behalf of such corporation.

Notary Public in and for the State of Texas.


Notary Public Signature



After recording return to:
Essex Association Management, L.P.
1512 Crescent Drive, Suite 112
Carrollton, Texas 75006