

Denton County
Juli Luke
County Clerk

Instrument Number: 57822

ERecordings-RP

MISCELLANEOUS

Recorded On: May 17, 2017 12:10 PM

Number of Pages: 3

" Examined and Charged as Follows: "

Total Recording: \$34.00

******* THIS PAGE IS PART OF THE INSTRUMENT *******

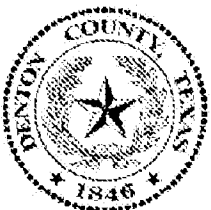
Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 57822
Receipt Number: 20170517000310
Recorded Date/Time: May 17, 2017 12:10 PM
User: Terri B
Station: Station 20

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 MONTALCINO RESIDENTIAL COMMUNITY, INC.

This MANAGEMENT CERTIFICATE (this "Certificate") is made effective as of May 8, 2017, by Montalcino Residential Community, Inc., a Texas non-profit corporation (the "Association").

WITNESSETH

WHEREAS, CTMGT Montalcino, LLC, a Texas limited liability company, ("Declarant") has placed of record that certain Declaration of Covenants, Conditions, and Restrictions for Montalcino Residential Community, Inc. dated September 27, 2012, (the "Declaration") recorded as Document No. 2012-109492 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 Montalcino Residential Community, 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.

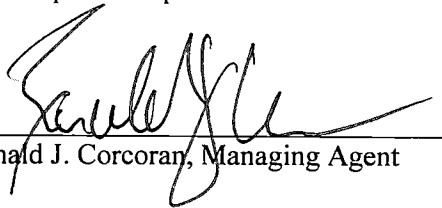
NOW, THEREFORE, the undersigned hereby certifies as follows on behalf of the Association:

NAME OF SUBDIVISION: Montalcino

1. **Name and Mailing Addresses.** The name and mailing addresses of the Association and Managing Agent is, Montalcino Residential Community, 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 Montalcino are subject to Declaration of Covenants, Conditions and Restrictions recorded on September 27, 2012, as Document No. 2012-109492 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.

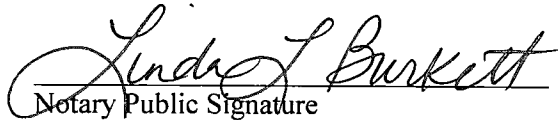
Montalcino Residential Community, Inc.
a Texas non-profit corporation

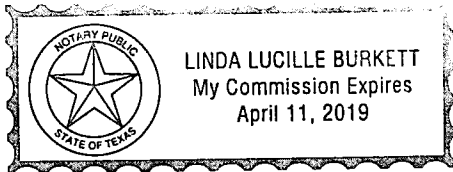
By: 
Ronald J. Corcoran, Managing Agent

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 16th day of May, 2017, Managing Agent for Montalcino Residential Community, 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