

Denton County  
Juli Luke  
County Clerk

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Instrument Number: 159435

ERecordings-RP

MISCELLANEOUS

Recorded On: December 29, 2017 03:03 PM

Number of Pages: 3

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" Examined and Charged as Follows: "

Total Recording: \$34.00

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\*\*\*\*\* 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: 159435  
Receipt Number: 20171229000721  
Recorded Date/Time: December 29, 2017 03:03 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 VALENCIA ON THE LAKE HOMEOWNERS ASSOCIATION, INC.**

This MANAGEMENT CERTIFICATE (this "Certificate") is made effective as of April, 1,  
2015, by the Valencia on the Lake Homeowner's Association, Inc. a Texas non-profit corporation (the  
"Association").

**WITNESSETH**

WHEREAS, Valencia on the Lake, LP, a Texas limited liability company, ("Declarant" has placed of  
record that certain Declaration of Covenants, Conditions, and Restrictions for Valencia on the Lake dated  
April, 6, 2015, (the "Declaration") recorded as Document No. 2015-34127 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 Valencia on the Lake Homeowners  
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.

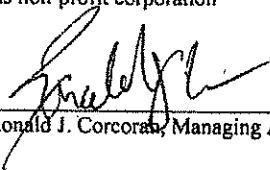
NOW, THEREFORE, the undersigned hereby certifies as follows on behalf of the Association:

NAME OF SUBDIVISION: Valencia on the Lake

1. **Name and Mailing Addresses.** The name and mailing addresses of the  
Association and Managing Agent is,  
Valencia on the Lake Homeowners 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 the Valencia on the Lake are subject to Declaration of  
Covenants, Conditions and Restrictions recorded on  
April, 6, 2015, as  
Document No. 2015-34127 in the Real Property Records,  
Denton County, Texas.

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

Valencia on the Lake Homeowners 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 this instrument was acknowledged before me on this 12<sup>th</sup> day of October, 20 17, by Ronald Corcoran, Essex Association Management, L.P., Managing Agent for Valencia on the Lake Homeowners 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