

Denton County
Juli Luke
County Clerk

Instrument Number: 162677

ERecordings-RP

PROPERTY ASSOC MGMT CERT

Recorded On: December 27, 2016 03:54 PM

Number of Pages: 3

" Examined and Charged as Follows: "

Total Recording: \$34.00

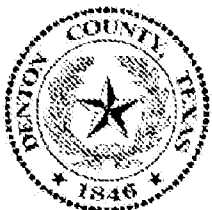
******* THIS PAGE IS PART OF THE INSTRUMENT *******

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: 162677
Receipt Number: 20161227000572
Recorded Date/Time: December 27, 2016 03:54 PM
User: Sunny P
Station: Station 8

Record and Return To:



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

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

STATE OF TEXAS
COUNTY OF DENTON

**PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE
OF HICKORY WATERVIEW ESTATES HOA, INC.**

This MANAGEMENT CERTIFICATE (this "Certificate") is made effective as of March 15, 2016, by the Hickory Waterview Estates HOA, Inc. a Texas non-profit corporation (the "Association").

WITNESSETH

WHEREAS, CTMGT Hickory Creek 13, LLC, a Texas limited liability company, ("Declarant" has previously placed of record that certain Declaration of Covenants, Conditions, and Restrictions for Hickory Waterview Estates HOA, Inc., dated March 10, 2016, (the "Declaration") recorded as Document No. 2016-26768 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 Hickory Waterview Estates HOA. 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: Hickory Waterview Estates

1. **Name and Mailing Addresses.** The name and mailing addresses of the Association and Managing Agent is,

Hickory Waterview Estates HOA, 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

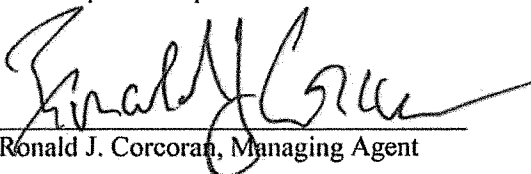
2. **Declaration information.**

Lots in the Hickory Waterview Estates are subject to Declaration of Covenants, Conditions and Restrictions recorded on March 10, 2016, as Document No. 2016-26768 in the Real Property Records, Denton County Texas.

[Signature page follows on page two of two]

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

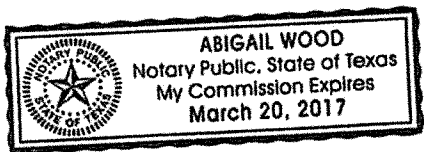
Hickory Waterview Estates HOA, Inc.
a Texas non-profit corporation

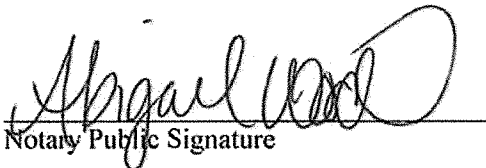
By: 
Ronald J. Corcoran, Managing Agent

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 16 day of March, 2011, by Ronald Corcoran, Essex Association Management, L.P., Managing Agent for the Hickory Waterview Estates HOA, 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