Denton County
Juli Luke
County Clerk

Instrument Number: 171188

ERecordings-RP

NOTICE

Recorded On: December 20, 2022 08:17 AM

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:	171188
Receipt Number:	20221219000766
Recorded Date/Time:	December 20, 2022 08:17 AM
User:	Jennifer K
Station:	Station 38

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

MANAGEMENT CERTIFICATE

This Management Certificate is recorded pursuant to Section 209.004 of the Texas Property Code.
This amends all prior Management Certificates filed for this Association.

This MANAGEMENT CERTIFICATE (this "Certificate") is made effective as of January 1, 2023 by Wynfield Farms Homeowners' Association, Inc., a Texas non-profit corporation (the "Association").

W I T N E S S E T H :

WHEREAS, the Declarant for Wynfield Farms has previously placed of record that certain Declaration of Covenants, Conditions and Restrictions for Wynfield Farms filed of record on or about February 17, 2000 (the "Declaration") and recorded at Volume 4529, Page 0159 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 Wynfield Farms.

WHEREAS, the Association was duly formed on November 29, 1999, as Wynfield Farms Homeowners' Association, Inc.

WHEREAS, the Association has caused this Certificate to be prepared and filed in accordance with the provisions of the Texas Property Code as provided in Section 209 of the Texas Property Code.

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

1. Name of the Subdivision. The name of the subdivision which is subject to the Declaration is Wynfield Farms.

2. Name of the Association. The name of the Association is the Wynfield Farms Homeowners' Association, Inc. and is located at Denton County, Texas. The mailing address for the Association is 4Sight Property Management, 4760 Preston Rd., Suite 244-PMB 238, Frisco, TX 75034.

3. Recording Data for the Subdivision. The Declaration, Bylaws and Plats to the subdivision and any amendments, supplements and additions thereto have been recorded in the Denton County Clerk's office.

4. Recording Data for the Declaration. The Declaration for the Association was filed on or about February 17, 2000 (the "Declaration") recorded at Volume 4529, Page 0159 in the Real Property Records of Denton County, Texas; which Declaration is incorporated herein for all purposes and any amendments or supplements thereto.

The Declaration was amended as follows:

- On or about October 13, 2000 at Document #00-R0099989;
- On or about May 9, 2002 at Document #2002-R0058590; and
- On or about December 7, 2004 at Instrument #2005-5546.

5. The Name and Mailing Address of Managing Agent. The Association's managing agent is:

4Sight Property Management
4760 Preston Rd., Suite 244-PMB 238
Frisco, TX 75034

6. Manager of the Association. The telephone number for the manager of the Association is (469) 287-8583 and the email address for the manager of the Association is HOAinformation@4SightPM.com.

7. Website for the Association. The website for the Association is www.wynfieldfarms.4sightpm.com.

8. Resale Certificates: Resale Certificates may be requested by contacting 4Sight Property Management at (469) 287-8583. The cost of a Resale Certificate is $375.00. The cost for a rush fee is $150. The cost for a change fee is $75. The cost of a transfer fee is $175.

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

ASSOCIATION:

Wynfield Farms Homeowners' Association, Inc., a Texas non-profit corporation

By: _____
Authorized Representative for
Wynfield Farms Homeowners' Association, Inc.

THE STATE OF TEXAS §
COUNTY OF DENTON §

This instrument was acknowledged before me on this 14th day of December, 2022 by Todd Eschwend, Authorized Representative for Wynfield Farms Homeowners' Association, Inc., a Texas non-profit corporation, on behalf of such corporation.

Notary Public in and for the State of Texas

MARLENNA BOSQUEZ
My Notary ID # 131894627
Expires February 14, 2023

_____
Notary Public Signature