

**Denton County
Juli Luke
County Clerk**

Instrument Number: 91211

ERecordings-RP

DECLARATION

Recorded On: July 28, 2016 11:42 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: 91211
Receipt Number: 20160728000248
Recorded Date/Time: July 28, 2016 11:42 AM
User:
Station: Station 20

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 heron, 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 THE PINNACLE AT RIVERWALK TOWNHOME OWNERS
ASSOCIATION, INC.**

This MANAGEMENT CERTIFICATE (this "Certificate") is made effective as of June,
29, 2016, by The Pinnacle at Riverwalk Townhome Owner's Association, Inc. a Texas non-profit
corporation (the "Association").

WITNESSETH

WHEREAS, CADG Laer Trams- The Riverwalk Flower Mound, LLC, a Texas limited liability company,
("Declarant" has placed of record that certain Declaration of Covenants, Conditions, and Restrictions for
The Pinnacle at Riverwalk Townhomes dated June, 29, 2016, (the "Declaration") recorded as
Document No. 2016-77284 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 The Pinnacle at Riverwalk 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: The Pinnacle at Riverwalk Townhomes

1. **Name and Mailing Addresses.** The name and mailing addresses of the
Association and Managing Agent is,
The Pinnacle at Riverwalk 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 The Pinnacle at Riverwalk are subject to Declaration of
Covenants, Conditions and Restrictions recorded on
June, 29, 2016, as
Document No. 2016-77284 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.

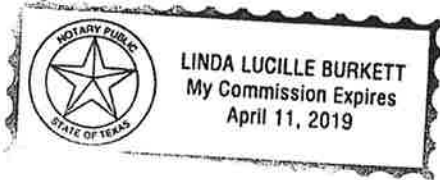
The Pinnacle at Riverwalk Townhome Owners Association, Inc., a Texas non-profit corporation

By: [Signature]
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 21st day of July, 2014, by Ronald Corcoran, Essex Association Management, L.P., Managing Agent for The Pinnacle at Riverwalk Townhome Owners Association, Inc., a Texas non-profit corporation, on behalf of such corporation.

Notary Public in and for the State of Texas.



[Signature]
Notary Public Signature

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