

Denton County
Juli Luke
County Clerk

Instrument Number: 4090

ERecordings-RP

HOA MANAGEMENT CERTIFICATE

Recorded On: January 15, 2025 09:13 AM

Number of Pages: 4

" Examined and Charged as Follows: "

Total Recording: \$37.00

***** 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: 4090
Receipt Number: 20250115000130
Recorded Date/Time: January 15, 2025 09:13 AM
User: Calinda B
Station: Station 20

Record and Return To:

Corporation Service Company



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

NORTHLAKE ESTATES, HOA
MANAGEMENT CERTIFICATE - DENTON COUNTY

In accordance with Texas Property Code Section 209.004, Texas Residential Property Owners Protection Act, Northlake Estates, HOA, certifies as to the following:

1. The name of the subdivision is:

NORTHLAKE ESTATES

2. The name of the association is:

NORTHLAKE ESTATES, HOA aka NORTH RIDGE ESTATES, HOA

3. The recording data for the subdivision is:

Declaration of Covenants, Conditions and Restrictions 2005-40289

4. The recording data for the declaration (including covenants, bylaws, and rules and regulations) is:

Articles of Incorporation	2009-131940
Bylaws	2009-131940
Violation Enforcement Policy	2009-131940
Procedures and Guidelines for Conducting Hearings Pursuant to Chapter 209	2021-196490
Security Measures Regulations	2021-196489
Religious Items Display Regulations	2021-196489
Swimming Pool Enclosure Regulations	2021-196489
Contract Procurement Policy	2021-196491
Rental Policy	2024-136179

5. The recording data for each amendment to the declaration (including covenants, bylaws, and rules and regulations) is:

First Amendment to the Declaration of Covenants, Conditions and Restrictions 2006-146720

6. The mailing address for the association is as follows:

NORTHLAKE ESTATES, HOA
c/o Vision Communities Management Incorporated
5757 Alpha Road, Ste. 680
Dallas, Texas 75240

7. The name, address, telephone number, and email address of the person managing the association or the association's designated representative are as follows:

Vision Communities Management Incorporated
5757 Alpha Road, Ste. 680
Dallas, Texas 75240
Phone: (972) 612-2302
Email: info@vcmtexas.com

8. The website address on which the association's dedicatory instruments are available:

www.vcmtexas.com and follow the "Find My Community" link

9. The following fees are charged by the association relating to a transfer of property within the association:

Resale Certificate:	\$340.00
Statement of Account:	\$50.00
Refinance Certificate:	\$50.00
Transfer Fee to management company:	\$250.00
Working Capital Contribution:	\$150.00

EXECUTED as of December 31, 2024.

Vision Communities Management
Incorporated as managing agent for the
association

By (signature):

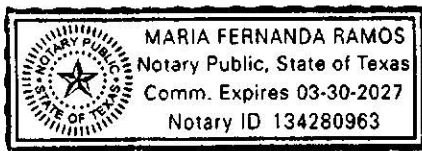
Name (printed): Christi Garcia


Title: Executive Vice President

The State of Texas §

County of Dallas §

This instrument was acknowledged before me on the 31st day of December, 2024, by Christi Garcia (name), the EVP (title) authorized agent for Vision Communities Management Incorporated.




Notary Public - The State of Texas

After Recording, Please Return To:
Vision Communities Management
5757 Alpha Road, Suite 680
Dallas, TX 75240