

**PROPERTY OWNERS MANAGEMENT CERTIFICATE  
FOR  
LEXINGTON COUNTRY**

STATE OF TEXAS

www.wws

COUNTY OF COLLIN

**KNOW ALL MEN BY THESE PRESENTS:**

Pursuant to the provisions of Section 209.004 of the Texas Property Code, the undersigned property owners' association hereby records this Property Owners Association Management Certificate for Lexington Association of Homeowners, Inc.

1. The name of the subdivision is Lexington Country.
2. The name of the association is Lexington Association of Homeowners, Inc.
3. The recording data for the subdivision is as follows:

Subdivision

### Recording Data

## Lexington Country Phase One

Final Plat dated 9/29/2015 recorded at Pages  
2016-579 to 582 of the Plat Records, Collin  
County, Texas

## Lexington Country Phase Two

**Final Plat dated 9/29/2016 recorded at Pages  
2016-585 to 587 of the Plat Records, Collin  
County, Texas**

## Lexington Country Phases Eight, Nine, Eleven A and Twelve

Final plats recorded with Declaration of  
Annexation of Lexington Country on 6/30/2020  
as Document No. 2020063000100050  
of the Real Property Records, Collin  
County, Texas

## Lexington County Phases Eleven B, Thirteen and Fourteen

**Final plats recorded with Declaration of  
Annexation of Lexington Country on 11/15/2021  
as Document No. 20211115002336080 of  
the Real Property Records, Collin County, Texas**

4. The recording data for the declaration and any amendments to the declaration is as follows:

Declaration of Covenants, Conditions, and Restrictions for Lexington  
Country recorded as Document No. 20160929001312460 of the Real  
Property Records of Collin County, Texas

First Amendment to the Declaration of Covenants, Conditions and Restrictions for Lexington Country recorded on or about December 15, 2022, as Document No. 2022000176939 of the Real Property Records of Collin County, Texas

Second Amendment to the Declaration of Covenants, Conditions and Restrictions for Lexington Country recorded on or about October 29, 2024, as Document No. 2024000134098 of the Real Property Records of Collin County, Texas

5. The name and mailing address of the association:

Lexington Association of Homeowners, Inc.  
c/o FirstService Residential  
13030 Strike Gold Boulevard  
Frisco, Texas 75035

6. The name, mailing address, telephone number, and e-mail address of the person managing the association or the association's designated representative is as follows:

Chris Garcia, General Manager  
FirstService Residential  
14951 Dallas Parkway, Suite 600  
Dallas, Texas 75254  
Telephone: 945-284-0105  
[Chris.garcia@fsresidential.com](mailto:Chris.garcia@fsresidential.com)

7. The association's dedicatory instruments are available in accordance with Section 207.006 at: [www.fsresidential.com](http://www.fsresidential.com)

8. The amount and description of a fee or fees charged by the association relating to a property transfer in the subdivision is as follows:

Resale Disclosure Package

Resale Certificate, COI, Annual Budget, Financials, Governing Documents

1 – 2 days RUSH	\$500.00
3 – 5 days RUSH	\$450.00
6 – 10 days STANDARD	\$375.00

Refinance Certificate (includes COI and annual budget)  
(Fee Per Association the Property is Affiliated)

1 – 2 days RUSH	\$275.00
3 – 5 days RUSH	\$225.00
6 – 10 days STANDARD	\$150.00

**Questionnaires (includes COI and annual budget)**

Custom Lender Form Mortgage Questionnaire (option to upload form)

6 - 10 days \$350.00

Uniform Condominium Questionnaire (standard questions)

1 - 2 days RUSH \$325.00

3 - 4 days RUSH \$275.00

6 - 10 days STANDARD \$220.00

**Developer to Builder Closings**Email [resales.tx@fsresidential.com](mailto:resales.tx@fsresidential.com)

Provide: Seller, buyer, closing date and address (lot and block if available)

**9. Other information the association considers appropriate:**Resale certificates are requested via: [resales.tx@fsresidential.com](mailto:resales.tx@fsresidential.com)

**IN WITNESS WHEREOF**, this Property Owners Association Management Certificate is hereby executed by its duly authorized agent on this 29 day of August, 2025.

**LEXINGTON ASSOCIATION OF HOMEOWNERS, INC.,** a Texas non-profit corporation

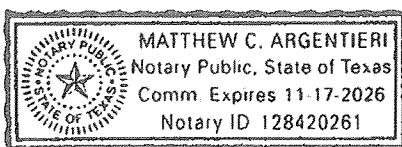
By: Printed Name: Krishna TirunagariTitle: President**ACKNOWLEDGMENT**

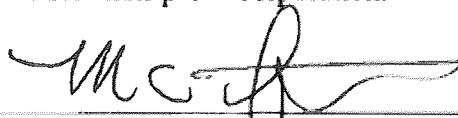
STATE OF TEXAS

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COUNTY OF COLLIN

This instrument was acknowledged before me on the 29 day of August, 2025, by Krishna Tirunagari, President of Lexington Association of Homeowners, Inc., a Texas non-profit corporation, on behalf of said non-profit corporation.



  
Notary Public in and for the State of Texas

My Commission Expires: 11-17-2026

**Collin County  
Honorable Stacey Kemp  
Collin County Clerk**

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**Instrument Number:** 2025000111810

eRecording - Real Property

HOMEOWNERS ASSOC DOCS

Recorded On: September 03, 2025 09:05 AM

Number of Pages: 4

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**" Examined and Charged as Follows: "**

Total Recording: \$33.00

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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: 2025000111810  
Receipt Number: 20250902000570  
Recorded Date/Time: September 03, 2025 09:05 AM  
User: Cathy L  
Station: CCK107

**Record and Return To:**

Simplifile



**STATE OF TEXAS  
COUNTY OF COLLIN**

**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 Public Records of Collin County, Texas.**

Honorable Stacey Kemp  
Collin County Clerk  
Collin County, TX