

Denton County
Juli Luke
County Clerk

Instrument Number: 84862

ERecordings-RP

NOTICE

Recorded On: June 07, 2022 03:46 PM

Number of Pages: 3

" Examined and Charged as Follows: "

Total Recording: \$34.00

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

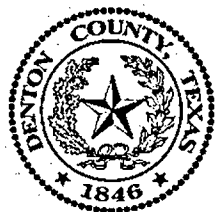
Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 84862
Receipt Number: 20220607000656
Recorded Date/Time: June 07, 2022 03:46 PM
User: Angie Z
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

STATE OF TEXAS §
 §
COUNTY OF DENTON §

**PROPERTY OWNERS’ ASSOCIATION
MANAGEMENT CERTIFICATE FOR
LAKESHORE TERRACE TOWNHOME OWNERS ASSOCIATION, INC.**

This management certificate supersedes any previously recorded management certificate filed for this Association.

This MANAGEMENT CERTIFICATE (this “*Certificate*”) is made on behalf of LAKESHORE TERRACE TOWNHOME OWNERS ASSOCIATION, INC., a Texas non-profit corporation (the “*Association*”).

W I T N E S S E T H:

WHEREAS, that certain Declaration of Covenants, Conditions and Restrictions for Lakeshore Terrace Townhome Owners Association Inc. (the “*Declaration*”), was filed on November 27, 2017 and is recorded as Instrument No. 154350 in the Official Public Records of Denton County, Texas, which Declaration, as supplemented or amended, is incorporated herein for all purposes.

WHEREAS, the Association has caused this Certificate to be prepared and filed in accordance with the provisions of the Texas Residential Property Owners Protection Act as provided in Section 209.004 of the Texas Property Code.

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

1. **Name of the Subdivisions.** The subdivision is known generally as Lakeshore Terrace Townhome Owners Association Inc.

2. **Name and Mailing Address of the Association.** The name of the Association is Lakeshore Terrace Townhome Owners Association Inc., The mailing address for the Association is 1512 Crescent Dr. Suite 112 Carrollton, TX 75006.

3. **Recording Data for the Subdivision.** The recording data for each plat in the subdivision is described as follows: Filed of Record in the Official Records of Denton County, as Document No. 20180815000332 in Denton County, Texas.

4. **Recording Data for the Declaration.** The Declaration is recorded as Instrument No. 154350 in the Official Public Records of Denton County, Texas.

5. **Name of and Contact Information for the Managing Agent of the Association.** The Association’s managing agent is Essex Association Management L.P., 1512 Crescent Dr.

Suite 112 Carrollton, TX 75006.; telephone 972-428-2030; facsimile 469-342-8205; and email Ron@essexhoa.com.

6. **Website.** The Association's website may be found at www.lakeshoreterracetoa.com

7. **Fees Due Upon Property Transfer.** The maximum fees to be charged relating to a property transfer are: (i) \$375 as resale disclosure/estoppel fee; (ii) The maximum fee to be charged for transfer is \$450; (iii) The maximum resale fees to be charged for a resale certificate/estoppel update; is \$75; (iv) The maximum fees to be charged for a rush fee is \$200; (v) The maximum fees to be charged for a Lender Questionnaire – Standard is \$225; (vi) The maximum fees to be charged for a Lender Questionnaire – Custom is \$275; (vii) a maximum fee of \$2,500 Working Capital/Reserve Fee; and (viii) a maximum fee of \$450 transfer fee following a trustee sale or foreclosure.

8. **Resale Certificates.** Resale Certificates may be requested by contacting the Association c/o Abby@essexhoa.com.

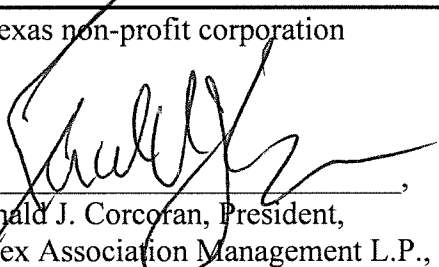
IN WITNESS WHEREOF, the undersigned has caused this Certificate to be executed on behalf of the Association in compliance with Section 209.004 of the Texas Property Code, and serves to replace all Management Certificates previously filed by the Association.

ASSOCIATION:

LAKESHORE TERRACE TOWNHOME OWNERS ASSOCIATION INC.

a Texas non-profit corporation

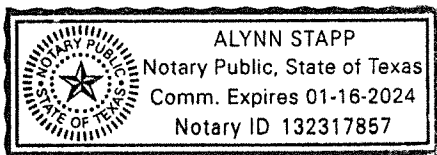
By:

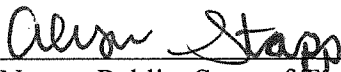


Ronald J. Corcoran, President,
Essex Association Management L.P.,
Its Managing Agent

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

This instrument was acknowledged before me on the 16 day of May, 2022, by Ronald J. Corcoran, President of Essex Association Management L.P., the Managing Agent for the Managing Agent for Lakeshore Terrace Townhome Owners Association Inc., a Texas non-profit corporation.





Notary Public, State of Texas