

  
MARY LOUISE NICHOLSON  
COUNTY CLERK

**AFTER RECORDING RETURN TO:**

**Judd A. Austin, Jr.**  
**Henry Oddo Austin & Fletcher, P.C.**  
**1700 Pacific Avenue**  
**Suite 2700**  
**Dallas, Texas 75201**

STATE OF TEXAS

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COUNTY OF TARRANT

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**PROPERTY OWNERS' ASSOCIATION**  
**MANAGEMENT CERTIFICATE FOR**  
**LAKESIDE ESTATES HOMEOWNERS ASSOCIATION, INC.**

This PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE (this "Certificate") is made on behalf of LAKESIDE ESTATES HOMEOWNERS ASSOCIATION, INC., a Texas non-profit corporation (the "Association").

**W I T N E S S E T H :**

**WHEREAS**, Joe L. Wright, Trustee, as Declarant, previously placed of record that certain Declaration of Covenants and Restrictions for the Lakeside Estates Two Subdivision to the City of Grapevine, Texas (the "Declaration"), recorded as Instrument No. D194226520, in the Official Public Records of Tarrant County, Texas (the "Declaration") including any amendments thereof or supplements thereto are 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 Subdivision.** The name of the subdivision which is the subject of the Declaration is as follows: (i) Lakeside Estates Addition; (ii) Lakeside Estates Two, Phase 1; (iii) Lakeside Estates Two, Phase 2; (iv) Lakeside Estates Three; (v) Lakeside Estates Four; and (vi) Lakeside Estates Five.

2. **Name and Mailing Address of the Association.** The name of the Association is Lakeside Estates Homeowners Association, Inc., and its mailing address is P. O. Box 51555, Denton, Texas 76206.

3. **Recording Data for the Subdivision.** The recording data for the subdivision is as follows: (i) Lakeside Estates Addition, recorded as Instrument No. D19824598; (ii) Lakeside Estates Two, Phase 1, recorded as Instrument No. D198110573; (iii) Lakeside Estates Two, Phase 2, recorded

as Instrument No. D195185470; (iv) Lakeside Estates Three, recorded as Instrument No. D198110574; (v) Lakeside Estates Four, recorded as Instrument No. D199185511; and (vi) Lakeside Estates Five, recorded as Instrument No. D199185512, an Addition to the City of Grapevine, Tarrant County, Texas, according to the Plats recorded and any amendments thereof or supplements thereto recorded in the Official Public Records of Tarrant County, Texas.

4. **Recording Data for the Declaration.** The recording data for the Declaration is recorded as Instrument No. D194226520 along with that certain First Amendment to the Declaration recorded as Instrument No. D196076380; that certain First Supplemental Declaration of Covenants and Conditions recorded as Instrument No. D196037052; that certain Second Supplemental Declaration of Covenants and Conditions recorded as Instrument No. D198174650; and that certain Third Supplemental Declaration of Covenants and Conditions recorded as Instrument No. D199204676, filed in the Official Public Records of Tarrant County, Texas, as supplemented or amended, is incorporated herein for all purposes.

5. **Name and Contact Information for the Managing Agent of the Association.** The current name and mailing address for the Association is c/o Secure Association Management, P. O. Box 51555, Denton, Texas 76206, and telephone (940) 497-7328.

6. **Website.** The Association's website may be found at <https://secure.cincwebaxis.com/164>.

7. **Fees Due Upon Property Transfer.** Fees charged relating to a property transfer are: (i) up to \$375.00 as resale certificate fee; (ii) fees for resale certificate update: (a) 1-14 days from issuance - no charge (b) 14-45 days from issuance - \$50.00; (c) 45-90 days from issuance - \$75.00; (iii) rush fees: (a) 1 business day - \$125.00; (b) 3 business days - \$75.00; (c) 5 business days - \$50.00; (iv) 3 day shipping fee - \$45.00; (v) up to \$275.00 transfer fee following foreclosure; (vi) up to \$150.00 inspection fee; and (vi) up to \$100 acquisition fee.

8. **Resale Certificates.** Resale Certificates may be requested by contacting the Association c/o Secure Association Management via <http://www.secure-mgmt.com/> or e-mail at [resale@secure-mgmt.com](mailto:resale@secure-mgmt.com). The phone number for Secure Association Management is (940) 497-7328.

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.

**ASSOCIATION:**

**LAKESIDE ESTATES HOMEOWNERS  
ASSOCIATION, INC.,**

a Texas non-profit corporation

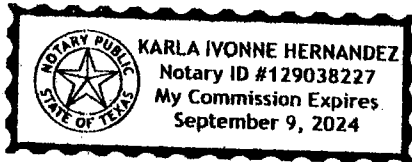
By: Secure Association Management

Its: Managing Agent

By:   
John MacKenzie, Community Manager

STATE OF TEXAS       §  
                                  §  
COUNTY OF DENTON   §

This instrument was acknowledged before me on the 27<sup>th</sup> day of August 2021, by John MacKenzie, Community Manager with Secure Association Management, the Managing Agent of Lakeside Estates Homeowners Association, Inc., a Texas non-profit corporation.



Karla I Hernandez  
Notary Public, State of Texas