

MANAGEMENT CERTIFICATE FOR LESTER DRIVE TOWNHOMES

STATE OF TEXAS

COUNTY OF DALLAS

1. Name of Subdivision: Lester Drive Townhomes
2. Name of Homeowners Association: Lester Drive Townhome Association / formerly Hawthorne Street Townhomes
3. Recording Data for Subdivision: The Plat was recorded as Document No 20070249965 in Real Property Records of Dallas County, Texas on July 11, 2007
4. Recording Data for Declaration: The Declaration was recorded as Document No 20080050336 with the Real Property Records, Dallas, County, TX on February 15, 2008 by Urban Lofts Partners Inc

Recording Data for First Amendment to the Declaration of Covenants, Conditions and Restrictions for Hawthorne Street Townhomes was recorded in the Real Property Records of Dallas County, Texas on March 6, 2015 Document No. 201500055081

Recording Data for Second Amendment to Declaration of Covenants, Conditions and Restrictions of Lester Drive Townhomes (formerly Hawthorne Street Townhomes) was recorded as Document No 201500195888 on July 24, 2015 in Real Property Records of Dallas County, Texas

5. Name and Mailing Address of Association:
Lester Drive Townhomes
c/o KPM Association Management
4300 N Central Expy Ste 230
Dallas, TX 75206
6. Name and Mailing Address of Managing Agent, telephone number of Managing Agent:
Bill Crawford
KPM Association Management
4300 North Central Expy., Suite 230
Dallas, TX 75206
(214) 874-0900
info@kpmam.com
7. The website address of the internet website on which the association's dedicatory instruments are available is: www.KPMam.com
8. Amount and Description of Fees for Transfer of Title:

Resale Certificate Fee: \$375

Resale Certificate Update: \$75

Management Company Transfer of Ownership Fee: \$200

Refinance Fee: \$200

Rush Fees: From \$35 to \$125

Lender Questionnaire: From \$150 to \$250

Statement of account: \$125

9. Prospective purchasers are advised to independently examine the Declaration, By-Laws, and all other governing documents of the association, together with obtaining an official Resale Certificate and performing a comprehensive physical inspection of the lot/home and common areas, prior to purchase.

Lester Drive Townhomes

By: _____

Print Name: Bill Crawford, President

KPM Association Management

STATE OF TEXAS

COUNTY OF DALLAS

This instrument was acknowledged and signed by me on the 15th day of September, 2021 by Bill Crawford, President of KPM Association Management, the Managing Agent of Lester Drive Townhomes Assoc. on behalf of the Association.

David Beebe

Notary Public-State of Texas

After Recoding Return To:
KPM Association Management
4300 North Central Expy., Suite 230
Dallas, TX 75206

