


MARY LOUISE NICHOLSON
COUNTY CLERK

**PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE
FOR
THE LAKESIDE TOWER CONDOMINIUM COMMUNITY, INC.**

THE STATE OF TEXAS §
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COUNTIES OF TARRANT §

The undersigned, being an Officer of The Lakeside Tower Condominium Community, Inc., a non-profit corporation organized and existing under the laws of the State of Texas, submits the following information pursuant to Section 82.116 of the Texas Property Code which supersedes any prior Management Certificate filed by the Association:

1. Name of Condominium: The Lakeside Tower Condominiums.
2. Name of Association: The Lakeside Tower Condominium Community, Inc.
3. Location of the Condominium and Recording Data for the Condominium:
 - a. The Lakeside Tower Condominiums, 2800 Lakeside Parkway Flower Mound, TX 75022.
4. Recording Data for the Condominium Declaration:
 - a. Declaration of Condominium Regime for The Lakeside Tower Condominiums, recorded on, as Document D219137737, recorded on June 26\ 2019, Real Property Records, Tarrant County Texas.
5. Name and Mailing Address of the Association is: The Lakeside Tower Condominium Community, Inc. c/o FirstService Residential Texas, Inc., 14951 North Dallas Pkwy., Suite 600, Dallas, TX 75254.
6. Name and Mailing Address of Person Managing the Association or Its Designated Representative is: The Lakeside Tower Condominium Community, Inc. c/o FirstService Residential Texas, Inc., 14951 North Dallas Pkwy., Suite 600, Dallas, TX 75254.
7. Telephone Number to Contact the Association is: 214-871-9700.
8. Resale Certificates and Other Information: Resale Certificates and other information regarding the Association may be requested by contacting the Association c/o FirstService Residential via <https://www.fsresidential.com/texas/resale-and-lender-documents>. Alternatively, you may contact the office for FirstService Residential by e-mail at Mgmt-CertificateTX@fsresidential.com.
9. The Association's website may be found at: <https://TheLakesideTower.connectresident.com>

10. Fees charged by the Association upon the sale or transfer of a Unit:

Transfer Fee	\$340.00
Resale Disclosure Package (6-10 days; 3-5 days; 1-2 days)	\$375; \$450; \$500
Resale Disclosure Update (within 60 days of original request)	\$75.00
Refinance Certificate Fee (6-10 days; 3-5 days; 1-2 days)	\$150; \$225; \$275
HOA Questionnaire (optional) – (Single Family)	\$250.00
Loan Estimate Questionnaire (optional) – (Single Family)	\$100.00
Custom Lender Form Mortgage Questionnaire – (Condominiums)	\$350.00
Uniform Condo Questionnaire (6-10 days; 3-5 days; 1-2 days)	\$220; \$275; \$325
Working Capital Fee/Reserves Contribution	Equal to 2 month's dues

Executed on this the 15th day of January 2024. 2025

The Lakeside Tower Condominium Community, Inc.,
a Texas non-profit corporation

By: Debra H. Forst, Officer

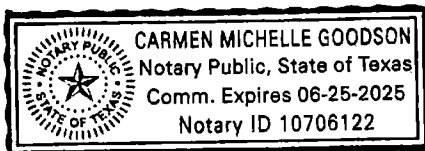
THE STATE OF TEXAS

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ACKNOWLEDGMENT

COUNTY OF TRAVIS

BEFORE ME, the undersigned notary public, on this the 15 day of JANUARY 2024, personally appeared Debra H. Forst, Officer of The Lakeside Tower Condominium Community, Inc. known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that s/he executed the same for the purpose and in the capacity therein expressed and on behalf of the Association.



Carmen Michelle Goodson
Notary Public in and for the State of Texas