



**2023 MANAGEMENT CERTIFICATE UPDATE FOR
THE TRAILS AT REGAL PARK MAINTENANCE ASSOCIATION**

STATE OF TEXAS §

COUNTY OF LUBBOCK §

IN ACCORDANCE WITH section 209.004 of the Texas Property Code, The Trails at Regal Park Maintenance Association files this Management Certificate for the purpose of providing the following information:

1. **Name of Subdivision:** The Trails at Regal Park, an Addition to the City of Lubbock, Lubbock County, Texas.

2. **Name of Homeowners Association:** The Trails at Regal Park Maintenance Association, a Texas non-profit corporation.

3. **Subdivision Recording Data:** The Trails at Regal Park is a phased addition to the City of Lubbock, Texas, according to the plats thereof recorded in the Real Property Records of Lubbock County, Texas including (without limitation) the following plats:

A. The Plat and Dedication recorded in County Clerk File No. 2010033379 of the real property records of Lubbock County, Texas, impressing the name of Lots 1 – 40, and Tracts “A – E” of the Trails of Regal Park, an Addition to the City of Lubbock, Lubbock County, Texas; and

B. The Plat and Dedication recorded in County Clerk File No. 2011034102 of the real property records of Lubbock County, Texas, impressing the name of Lots 41 - 56 of the Trails of Regal Park, an Addition to the City of Lubbock, Lubbock County, Texas; and

C. The Plat and Dedication recorded in County Clerk File No. 2013011499 of the real property records of Lubbock County, Texas, impressing the name of Lots 57 - 94 of the Trails of Regal Park, an Addition to the City of Lubbock, Lubbock County, Texas; and

D. The Plat and Dedication recorded in County Clerk File Nos. 2013002121 and 2013011501 of the real property records of Lubbock County, Texas, impressing the name of Lots 95 - 115 of the Trails of Regal Park, an Addition to the City of Lubbock, Lubbock County, Texas; and

E. The Plat and Dedication recorded in County Clerk File No. 2014041639 of the real property records of Lubbock County, Texas, impressing the name of Lots 116 - 119 of the Trails of Regal Park, an Addition to the City of Lubbock, Lubbock County, Texas; and

F. The Plat and Dedication recorded in County Clerk File No. 2015029354 of the real property records of Lubbock County, Texas, impressing the name of Lots 120 – 145 and Tracts G – J of the Trails of Regal Park, an Addition to the City of Lubbock, Lubbock County,

Texas; and

G. The Plat and Dedication recorded in County Clerk File No. 2016027901 of the real property records of Lubbock County, Texas, impressing the name of Lots 146 – 176 of the Trails of Regal Park, an Addition to the City of Lubbock, Lubbock County, Texas; and

H. The Plat and Dedication recorded in County Clerk File No. 2017034986 of the real property records of Lubbock County, Texas, impressing the name of Lots 177 – 238, and Tract “K” of the Trails of Regal Park, an Addition to the City of Lubbock, Lubbock County, Texas; and

I. The Plat and Dedication recorded in County Clerk File No. 2018046452 of the real property records of Lubbock County, Texas, impressing the name of Lots 171-A – 176-A and 190-A – 199-A of the Trails of Regal Park, an Addition to the City of Lubbock, Lubbock County, Texas.

4. **Declaration and Declaration Amendment Recording Data:** The Declaration to which lots in The Trails at Regal Park are subject is described as follows:

The Declaration of Covenants, Conditions & Restrictions for The Trails at Regal Park, recorded on October 7, 2010, in County Clerk File No. 2010033380 of the Real Property Records of Lubbock County, Texas, as amended by:

- Amendment of Annexation of Lots 41-56, The Trails at Regal Park, in County Clerk File No. 2011034103 of the Real Property Records of Lubbock County, Texas; and
- Amendment of Annexation of Lots 57-115, The Trails at Regal Park, in County Clerk File No. 2013002908 of the Real Property Records of Lubbock County, Texas; and
- Amendment of Annexation of Lots 116-119, The Trails at Regal Park, in County Clerk File No. 2015012676 of the Real Property Records of Lubbock County, Texas, as supplemented by the consents recorded in County Clerk File Nos. 2015020131, 2015020132, 2015020133, and 2015020134; and
- Amendment of Annexation of Lots 120-145, The Trails at Regal Park, in County Clerk File Nos. 2015029355 and 2015034560 of the Real Property Records of Lubbock County, Texas; and
- Build-Out Amendment to Declaration of Covenants, Conditions & Restrictions for The Trails at Regal Park, recorded in County Clerk File No. 2015038121 of the Real Property Records of Lubbock County, Texas; and
- Amendment of Annexation of Lots 146-176, The Trails at Regal Park, in County Clerk File No. 2016028496 of the Real Property Records of Lubbock County, Texas; and
- Amendment of Annexation of Lots 177-238, The Trails at Regal Park, in County Clerk File No. 2017036375 of the Real Property Records of Lubbock County, Texas.

And also supplemented by:

- The Trails at Regal Park, Specifications Supplement to Declaration of Covenants, Conditions & Restrictions for The Trails at Regal Park, recorded October 7, 2010, as County Clerk File No. 2010033381, Real Property Records, Lubbock County, Texas.
- The Trails at Regal Park, Garden Home Supplemental Declarations of Easements, Restrictions & Construction Specifications, recorded on December 9, 2014, as County Clerk File No. 2014043086, Real Property Records, Lubbock County, Texas.

5. Mailing Address of the Association:

Reside Rentals, Attn: Mandy Carroll
6901 Quaker Ave, Suite 100
Lubbock, Texas 79413

6. Name of Person Managing Association or Association's Designated Representative: Mandy Carroll.

7. Mailing Address, Telephone Number, and E-Mail Address of Managing Association or Association's Designated Representative:

Reside Rentals, Attn: Mandy Carroll
6901 Quaker Ave, Suite 100
Lubbock, Texas 79413
(806) 589-4999
mandy@reside.team

8. Website Address of Any Internet Website on Which Association's Dedicatory Instruments Are Available: <https://www.trailsatregalparklbbk.com/>

9. Amount and Description of Fee or Fees Charged by Association Relating to Property Transfer in Subdivision: See Section 8.13 of the Declaration for amounts payable on the closing of a new home and resales. Currently that transfer fee is \$150.00.

10. Other Information:

The purpose of this Management Certificate is limited to compliance with State law. It provides information for a title company to correctly identify the subdivision and to contact its governing association in connection with transfer of title to a home in the subdivision. This Management Certificate does not purport to identify every publicly recorded document affecting the subdivision, or to report every piece of information pertinent to the subdivision.

This Management Certificate remains in effect until amended, restated, or supplemented

by an instrument recorded in the Real Property Records of Lubbock County, Texas. The use of a year in the title of this instrument is intended to distinguish this instrument from prior or future versions, not to limit its effectiveness.

Signed on the date stated in the acknowledgement below.

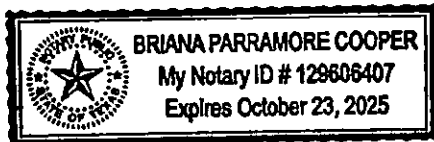
**THE TRAILS AT REGAL PARK
MAINTENANCE ASSOCIATION**, a Texas
property owners association


By: 
Benjamin Garcia, President

STATE OF TEXAS §

COUNTY OF LUBBOCK §

This instrument was acknowledged before me on August 30, 2023,
by Benjamin Garcia, President of The Trails at Regal Park Maintenance Association, a nonprofit
corporation, on behalf of said corporation.




Notary Public, State of Texas
My commission expires: 10-23-25

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS



Kelly Pinion

Kelly Pinion, County Clerk
Lubbock County, TEXAS
08/30/2023 02:32 PM
FEE: \$38.00
2023034008

