

Denton County
Juli Luke
County Clerk

Instrument Number: 198903

ERecordings-RP

MISCELLANEOUS

Recorded On: October 28, 2021 04:08 PM

Number of Pages: 4

" Examined and Charged as Follows: "

Total Recording: \$38.00

******* 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: 198903
Receipt Number: 20211028000746
Recorded Date/Time: October 28, 2021 04:08 PM
User: Terri B
Station: Station 20

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

PROPERTY OWNERS ASSOCIATION 3rd AMENDED MANAGEMENT CERTIFICATE FOR

THE LAKES OF TROPHY CLUB HOMEOWNERS ASSOCIATION, INC.

This Management Certificate is recorded pursuant to Section 209.004 of the Texas Property Code.

This amends all prior Management Certificates filed for this association.

Per Texas Property Code 209.004 "The County Clerk of each county in which a Management Certificate is filed as required by this section shall record the Management Certificate in the real property records of the county and index the document as a "Property Owners' Association Management Certificate"

State of Texas §

County of Denton §

1. Name of Subdivision: Lakes of Trophy Club Phase 1, Phase 2, and Phase 3
2. Subdivision Location: Denton County
3. Name of Homeowners Association: The Lakes of Trophy Club Homeowners Association, Inc.
4. Recording Data for Association: The Lakes of Trophy Club plat is filed at the County under Instrument No. 97-R0074833; Meadow Lake Village at Trophy Club, recorded in Volume 4191, Page 441, *et seq.*; The Lakes of Trophy Club, recorded in Cabinet N, Page 94; The Lakes at Trophy Club Phase II, recorded in Cabinet O, Slide 323; The Lakes of Trophy Club Phase III, recorded in Cabinet P, Slide 72 of the plat records of Denton County, Texas, and any other property annexed or subjected to such Declaration.
5. Recording Data for Declaration: Declaration is filed at the county under Instrument No. 97-R0074833; the Supplemental Declaration recorded in Volume 4191, Page 441, *et seq.*; the First Amendment recorded in Volume 4852, Page 0877, *et seq.* or Doc No. 2001-R0054539; the Second Amendment recorded under Instrument No. 2005-15628, and any amendments thereof or supplements thereto recorded in the Official Public Records of Denton County, Texas.

Bylaws of The Lakes of Trophy Club Homeowners Association, Inc. are were signed on the 21st of June 1999.

First Supplemental Certificate and Memorandum of Recording of Dedicatory Instruments pertaining to Architectural Standards Bulletin, Collection of Assessments & Payment Policy, Enforcement and Fining Policy are filed under Document No. 2012-15596

Second Supplemental Certificate and Memorandum of Recording of Dedicatory Instruments pertaining to Common Area use Resolution Agreement is filed under Document No. 2012-91246

Third Supplemental Certificate and Memorandum of Recording of Dedicatory Instruments pertaining to Resolution of the Board of Directors Establishing Policy for the Retention, Inspection and Production of Books and Records is filed under Document No. 4827

6. Other information the Association considered appropriate for the governing, administration or operation of the subdivision and homeowner's association:

The Lakes of Trophy Club Homeowners Association Inc. Billing Policy and Payment Plan Guidelines are filed under Document No. 12190.

The below Lakes of Trophy Club Homeowners Association Inc. Policy, Guidelines, and Resolutions are filed under Instrument No. 24028

- Records Retention Policy
- Records Inspection Policy
- Membership Voting Policy
- E-mail Registration Policy
- Religious item Display Guidelines
- Solar Energy Device Guidelines
- Roofing Material Guidelines
- Rainwater Collection Devices
- Flag Display Guidelines
- Drought-Resistant Landscaping and Natural Turf Guidelines
- Violation Enforcement Resolution
- Violation Schedule
- Application of Payments Policy
- Conflict of Interest Policy
- Electronic and Telephonic Action Policy
- Payment Plan Policy
- Standby Electric Generators Guidelines
- Uncurable Violation Enforcement Resolution
- Guidelines for Land Use of Adjacent Lots

7. Mailing Address and Contact Information for the Association and the Managing Agent:

Spectrum Association Management
17319 San Pedro Ave, #318
San Antonio, TX 78232
contact@spectrumam.com
210-494-0659
www.spectrumam.com/homeowners

8. Fee(s) related to Property Transfer:

- Administrative Transfer Fee - \$200.00
- Resale Package = \$375.00
 - Rush for Resale Package:
 - 1 business day = \$120.00 / 3 business days = \$95.00
 - Add a Rush to an existing order = \$75.00 + Cost of a Rush
 - Update for Resale Package:
 - 1-14 days = \$15.00 / 15-180 days = \$50.00

- Statement of Account only = \$120.00
 - Rush for Statement of Account only:
 - 1 business day = \$110.00 / 3 business day = \$85.00
 - Update for Statement of Account only:
 - 1-30 days - No Cost / 31-45 days = \$50.00 / 46-90 days = \$50.00

Prospective purchasers are advised to independently examine the Declaration, Bylaws, 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.

THE PURPOSE OF THIS CERTIFICATE IS TO PROVIDE INFORMATION SUFFICIENT FOR A TITLE COMPANY TO CORRECTLY IDENTIFY THE SUBDIVISION AND TO CONTACT ITS GOVERNING ASSOCIATION. THIS CERTIFICATE DOES NOT PURPORT TO IDENTIFY EVERY PUBLICLY RECORDED DOCUMENT AFFECTING THE SUBDIVISION, OR TO REPORT EVERY PIECE OF INFORMATION PERTINENT TO THE SUBDIVISION. NO PERSON SHOULD RELY ON THIS CERTIFICATE FOR ANYTHING OTHER THAN INSTRUCTIONS FOR CONTACTING THE ASSOCIATION IN CONNECTION WITH THE TRANSFER OF TITLE TO A HOME IN THE SUBDIVISION. THE REGISTERED AGENT FOR THE ASSOCIATION IS ON FILE WITH THE TEXAS SECRETARY OF STATE.

Signed this 27 day of October, 2021.

The Lakes of Trophy Club Homeowners Association, Inc.

By: [Signature]
 Shelby Schilleci (of Spectrum Association Management), Managing Agent

State of Texas §

County of Bexar §

This instrument was acknowledged and signed before me on 27
October, 2021 by Shelby Schilleci, representative of Spectrum Association

Management, the Managing Agent of The Lakes of Trophy Club Homeowners Association, Inc., on behalf of said association.

[Signature]
 Notary Public, State of Texas

After Recording, Return To:
Spectrum Association Management
Attn: Transitions
17319 San Pedro Ave., Ste. #318
San Antonio, TX 78232

