

VG-364-2025-202500205397

Dallas County
John F. Warren
Dallas County Clerk

Instrument Number: 202500205397

Real Property Recordings

Recorded On: September 30, 2025 11:11 AM

Number of Pages: 4

" Examined and Charged as Follows: "

Total Recording: \$33.00

***** 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: 202500205397
Receipt Number: 20250930000472
Recorded Date/Time: September 30, 2025 11:11 AM
User: Pamela G
Station: CC149

Record and Return To:

GUARDIAN ASSOCIATION MGMT
12700 HILLCREST RD STE 234
DALLAS TX 75230



STATE OF TEXAS

Dallas County

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 Dallas County, Texas

John F. Warren
Dallas County Clerk
Dallas County, TX

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

**PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE FOR THE
LAKE FOREST COMMUNITY ASSOCIATION, INC.**

This MANAGEMENT CERTIFICATE (this "*Certificate*") is made on behalf of THE LAKE FOREST COMMUNITY ASSOCIATION, INC., a Texas non-profit corporation (the "*Association*").

WITNESS ETH:

WHEREAS, that certain Second Amended and Restated Declaration of Covenants, Conditions and Restrictions, Easements, Charges and Liens - Lake Forest Addition, was filed on October 5, 2005, and is recorded as Instrument No. 200503534626 in the Official Public Property Records of Dallas County, Texas (the "*Declaration*"), which Declaration, as supplemented or amended, is 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 Subdivisions.** The subdivision is known generally as Lake Forest and the plats for said subdivision are denominated as follows: Lake Forest Phase A, Lake Forest Phase B, Lake Forest Phase C, Lake Forest Phase D, Lake Forest Phase E, Lake Forest Phase F, and Lake Forest Phase G.

2. **Name and Mailing Address of the Association.** The name of the Association is The Lake Forest Community Association, Inc. The mailing address for the Association is 12700 Hillcrest Road, Suite 234, Dallas, TX 75230.

3. **Recording Data for the Subdivision.** The recording data for each plat in the subdivision is as follows: Volume 98079, Page 79; Volume 97237, Page 81; Volume 98069, Page 85; Volume 99080, Page 68; Volume 99124, Page 58; Volume 99089, Page 227; and Volume 2000034, Page 55, all in the Map or Plat Records of Dallas County, Texas.

4. **Recording Data for the Declaration.** The Declaration is recorded as Instrument No. 200503534626 in the Official Public Records of Dallas County, Texas, as amended by

Instruments recorded as Instrument No. 20070254810, as Instruments No. 201300106722, and as Instrument No. 201400079558 in the Official Public Records of Dallas County, Texas.

5. **Name of and Contact Information for the Managing Agent of the Association.** The Association's managing agent is Guardian Association Management, 12700 Hillcrest Road, Suite 234, Dallas, TX 75230; telephone 972-458-2200; Leanne LaDew and email LeanneL@guardianam.com.

6. **Website.** The Association's website may be found at www.LakeForestDallas.org.

7. **Fees Due Upon Property Transfer.** Fees charged relating to a property transfer are: (i) \$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) \$350.00 transfer fee following foreclosure; (vi) \$150.00 inspection fee; and (vi)\$100 acquisition fee.

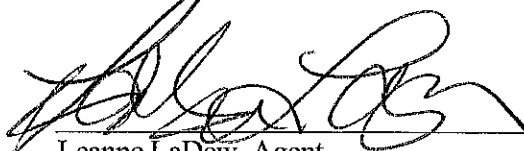
8. **Resale Certificates.** Resale Certificates may be requested by contacting the Association c/o via www.guardianam.com. Alternatively, you may contact Guardian Association Management, 12700 Hillcrest Road, Suite 234, Dallas, TX 75230; telephone 972-458-2200.

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 and serves to replace the previously filed by the Association.

ASSOCIATION:

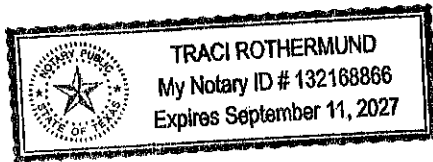
**THE LAKE FOREST COMMUNITY
ASSOCIATION, INC.,**

By: Guardian Association Management, its
Managing Agent

By: 
Leanne LaDew, Agent

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

This instrument was acknowledged before me on the 4th day of August 2025, Leanne LaDew of Guardian Association Management, the Managing Agent for The Lake Forest Community Association, Inc., a Texas non-profit corporation.



Traci Rothermund

Notary Public, State of Texas

AFTER RECORDING, PLEASE RETURN TO:

Guardian Association Management
12700 Hillcrest Road, Ste 234
Dallas, TX 75230