

  
MARY LOUISE NICHOLSON  
COUNTY CLERK

*(To be recorded in Real Property Records of Tarrant County, Texas)*

**Lynn Creek Hills Homeowners Association, Inc.  
Property Owners' Association Management Certificate**

As Required by Section 209.004, Texas Property Code

This certificate updates and entirely replaces any previously recorded management certificate for this subdivision, such as instruments recorded as Documents D2230003330, D222034219, 221254959, D220308758, D213291235, D203281025 & D210113703.

**1. Subdivision information.** Lynn Creek Hills is an addition to the city of Grand Prairie in Tarrant County, Texas. The plats are recorded in the Plat Records of Tarrant County, Texas as:

- Phase One, on September 17, 2003, recorded as Document No. D202261146
- Phase Two, on August 6, 2003, recorded as Document No. D203285885
- Replat of Phase Two, on December 16, 2003, recorded as Document No. D203460500
- Phase Three, on September 30, 2005, recorded as Document No. D205291126
- Amending Plat Phase Three, on February 17, 2006, recorded as Document No. 206049129

**2. Declaration information.** Lots in Lynn Creek Homeowners Association are subject to Declaration of Covenants, Restrictions, and Easements for Lynn Creek Hills recorded on November 20, 2002, as Document Number D202334324, Real Property Records, Tarrant County, Texas as amended or supplemented from time to time including the following instrument(s) recorded in the Real Property Records of Tarrant County, Texas:

- February 21, 2003, as Document No. D203066705, First Amendment to Declaration of Covenants, Conditions, and Restrictions for Lynn Creek Hills
- December 26, 2003, as Document No. D203469499, Second Amendment to Declaration of Covenants, Conditions, and Restrictions for Lynn Creek Hills
- October 25, 2005, as Document No. D205315589, Third Amendment to Declaration of Covenants, Conditions, and Restrictions for Lynn Creek Hills
- December 22, 2005, as Document No. D205381492

**3. Name of property owners' association:** Lynn Creek Hills Homeowners Association, Inc.

**5. How to contact the association through its managing agent.**

Lynn Creek Hills Homeowners Association, Inc.  
c/o FirstService Residential Texas, Inc., a Texas Corporation, d/b/a FirstService Residential  
("FirstService Residential")  
14951 North Dallas Parkway, Suite 600  
Dallas, Texas 75254  
Phone: 214-871-9700  
Website: [www.fsresidential.com](http://www.fsresidential.com)  
Email Address: [Mgmt-CertificateTX@fsresidential.com](mailto:Mgmt-CertificateTX@fsresidential.com)  
Community Website: <https://LynnCreekHills.connectresident.com>

**6. Fees charged by the association relating to a property transfer in the subdivision:**

Transfer Fee	\$340
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
Refinance Certificate Fee (6-10 days; 3-5 days; 1-2 days)	\$150; \$225; \$275
HOA Questionnaire (optional) – (Single Family)	\$250
Loan Estimate Questionnaire (optional) – (Single Family)	\$100
Custom Lender Form Mortgage Questionnaire – (Condominium)	\$350
Uniform Condo Questionnaire (6-10 days; 3-5 days; 1-2 days)	\$220; \$275; \$325

**7. Purpose.** The purpose of the Property Owners' Association Management Certificate is to provide information sufficient for a title company to correctly identify the subdivision and to contact its governing association. 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. No person should rely on this Management Certificate for anything other than instructions for contacting the association in connection with the transfer of title to a home in the subdivision.

Signed on the 4 day of March 2024.

Lynn Creek Hills Homeowners Association,  
Inc., a Texas property owners' association

By: 

Name: PATRICK DROSCH

Title: PRESIDENT


FirstService Residential Texas, Managing Agent

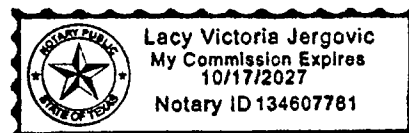
STATE OF TEXAS §

§

COUNTY OF DALLAS §

This instrument was acknowledged before me on this 4 day of MARCH 2024 by PATRICK DROSCH of FirstService Residential Texas, Inc., Managing Agent of Lynn Creek Hills Homeowners Association, Inc., a Texas property owners' association, on behalf of said association.

  
Notary Public, State of Texas



**AFTER RECORDING, PLEASE RETURN TO:**

Lynn Creek Hills Homeowners Association, Inc.  
c/o FirstService Residential Texas, Inc., a Texas Corporation, d/b/a FirstService Residential  
("FirstService Residential")  
14951 North Dallas Parkway, Suite 600  
Dallas, Texas 75254