

Denton County
Juli Luke
County Clerk

Instrument Number: 25406

ERecordings-RP

HOA MANAGEMENT CERTIFICATE

Recorded On: March 12, 2024 09:29 AM

Number of Pages: 3

" Examined and Charged as Follows: "

Total Recording: \$33.00

***** THIS PAGE IS PART OF THE INSTRUMENT *****

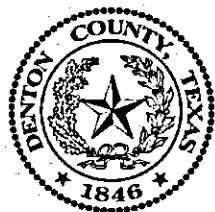
Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 25406
Receipt Number: 20240312000072
Recorded Date/Time: March 12, 2024 09:29 AM
User: Calinda B
Station: Station 20

Record and Return To:

Corporation Service Company



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

HOMEOWNERS ASSOCIATION PHASE 3 LAKEWOOD ESTATES INC MANAGEMENT CERTIFICATE

This Property Owners' Association Management Certificate is being recorded by Homeowners Association Phase 3 Lakewood Estates Inc (the "Association") in compliance with the terms of Chapter 209 of the Texas Property Code and supersedes any prior management certificate filed by the Association. The Association submits the following additional information:

Name of the Subdivision: Lakewood Estates

Name of the Association: Homeowners Association Phase 3 Lakewood Estates Inc

Recording Data for Association:

The Subdivision is recorded according to the Map and Plat Records in Denton County, Texas, as follows:

- (a) Plat recorded with Denton County Clerk records filed for record as Document number 2008-340

Recording Data for Restrictions:

The Declarations for the Association are recorded in the Real Property Records of Denton County, Texas, as follows:

- (a) Declaration of Covenants, Conditions & Restrictions filed for record as Document number 2008-20062
- (b) Bylaws filed for record as Document number 2008-40584
- (c) Notice of Filing of Dedicatory Instruments filed for record as Document number 2020-192507
- (d) Assessment Collection Policy filed for record as Document number 2023-89818

Name and Mailing Address of the Association

Homeowners Association Phase 3 Lakewood Estates Inc
c/o Principal Management Group of North Texas
801 E. Campbell Road Ste 620
Richardson, TX 75081

Name, Mailing Address, Telephone Number, and E-mail Address of Person Managing the Association or its Designated Representative

Principal Management Group of North Texas
801 E. Campbell Road Ste 620
Richardson, TX 75081
214-368-4030
NTXcustomer@associa.us

Website Address of the Association

www.townsq.io

Property Transfer Fee(s) Charged by the Association:

New account setup fee establishing new owner's account in the association's records: \$95

Resale Certificate: \$375

Resale Certificate Update: \$75

Legacy Account Closure Fee: \$220

Refinance Statement of Account: \$75

Expediate Fee for Resale Certificate prior to 10 business day delivery obligation: \$175 for 1-day expediate
\$120 for 3-day expediate

Executed on this the 30 day of January 2024

Homeowners Association Phase 3 Lakewood Estates Inc, acting
by and through its managing agent, Principal Management
Group of North Texas



Mark Southall, Branch President

STATE OF TEXAS §
 §
COUNTY OF DENTON §

This instrument was acknowledged before me on the 30 day of January 2024 by Mark Southall, Branch President with Principal Management Group of North Texas, the managing agent for Homeowners Association Phase 3 Lakewood Estates Inc, a Texas nonprofit corporation, on behalf of such corporation.



Notary Public, State of Texas

When recorded return to:
Principal Management Group of North Texas
801 E. Campbell Road Ste 620
Richardson, TX 75081

