

**PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE
FOR
LAKESHORE VILLAGE HOMEOWNERS ASSOC., INC.**

THE STATE OF TEXAS	§
	§
COUNTIES OF	§
	§
TARRANT & DALLAS	§
	§
	§


The undersigned, being the Managing Agent of Lakeshore Village Homeowners Assoc., Inc. a non-profit corporation organized and existing under the laws of the State of Texas, submits the following information pursuant to Section 209.004 of the Texas Property Code which supersedes any prior Management Certificate filed by Lakeshore Village Homeowners Assoc., Inc.:

1. Name of Subdivision: Lakeshore Village.
2. Name of Association: Lakeshore Village Homeowners Assoc., Inc.
3. Recording Data for the Subdivision:
 - a) Lakeshore Village is an addition to the city of Grand Prairie located in Tarrant County, Texas, according to the maps or plats thereof, recorded in the Map Records of Tarrant County, Texas, under File Number D206268609 along with any amendments or supplements thereto.
 - b) Lakeshore Village plats are also recorded in the Plat Records of Dallas County, Texas, under File Number 200600318208 along with any amendments or supplements thereto.
4. Recording Data for the Declaration:
 - a) Lakeshore Village, are subject to the Declaration of Covenants, Conditions and Restrictions of Lakeshore Village Homeowners Assoc., Inc. recorded on 02/24/2005 under File Number 200503254240 real property records, Dallas County Texas, and amended or supplemented as the following:
 - a. Recording Date: 10/29/2005; Filed Document: First Amendment to the Declaration; Recording Information: 200503562583
 - b) Lakeshore Village, are subject to the Declaration of Covenants, Conditions and Restrictions of Lakeshore Village Homeowners Assoc., Inc. recorded on 02/24/2005 under File Number D205052749 real property records, Tarrant County Texas, and amended or supplemented as the following:

- a. Recording Date: 10/24/2005; Filed Document: First Amendment to the Declaration; Recording Information: D205316565
5. Name and Mailing Address of the Association is: Lakeshore Village Homeowners Assoc., Inc. c/o FirstService Residential Texas, Inc., 14951 North Dallas Pkwy., Suite 600, Dallas, TX 75254.
6. Name and Mailing Address of Person Managing the Association or Its Designated Representative is: Lakeshore Village Homeowners Assoc., Inc. c/o FirstService Residential Texas, Inc., 14951 North Dallas Pkwy., Suite 600, Dallas, TX 75254.
7. Telephone Number to Contact the Association is: 214-871-9700.
8. Email Address to Contact the Association: Resale Certificates and other information regarding the Association may be requested by contacting the Association c/o FirstService Residential via <https://www.fsresidential.com/texas/resale-and-lender-documents>. Alternatively, you may contact the office for FirstService Residential by e-mail at Mgmt-CertificateTX@fsresidential.com.
9. The Association's website is:<https://lakeshorevillage.connectresident.com>
10. Fees charged by the Association upon the sale or transfer of Property:
 - a. Resale Disclosure Package: \$375.00
 - i. 1-2 days: \$500.00.
 - ii. 3-5 days: \$450.00.
 - b. Resale Disclosure Update: \$75.00
 - c. Transfer Fee: \$340.00.
 - d. Refinance Certificate Fee: \$150.00.
 - i. 1-2 days: \$275.00.
 - ii. 3-5 days: \$225.00.
 - e. HOA Questionnaire (optional): \$250.00
 - f. Loan Estimate Questionnaire (optional): \$100.00

Executed on this the 7th day of May 2024.

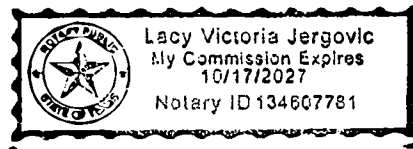
LAKESHORE VILLAGE HOMEOWNERS
ASSOC., INC.

By: 
Patrick Droesch, President of FirstService
Residential Texas, Inc.

THE STATE OF TEXAS §
 § **ACKNOWLEDGMENT**
COUNTY OF DALLAS §

BEFORE ME, the undersigned notary public, on this the 7 day of May 2024 personally appeared Patrick Droesch, President of FirstService Residential Texas, Inc., and Managing Lakeshore Village Homeowners Assoc., Inc. known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that s/he executed the same for the purpose and in the capacity therein expressed and on behalf of the Association.


Notary Public in and for the State of Texas



E-RECORDED BY:

 SEARS
BENNETT
& GERDES, LLP

6548 GREATWOOD PKWY.
SUGAR LAND, TEXAS 77479

**Dallas County
John F. Warren
Dallas County Clerk**

Instrument Number: 202400099245

eRecording - Real Property

Recorded On: May 16, 2024 10:51 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: 202400099245

Receipt Number: 20240516000122

Recorded Date/Time: May 16, 2024 10:51 AM

User: Kevin T

Station: CC123.dal.ccdc

Record and Return To:

CSC Global



**STATE OF TEXAS
COUNTY OF DALLAS**

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