  
MARY LOUISE NICHOLSON  
COUNTY CLERK

## LAKE VISTA RANCH HOMEOWNERS ASSOCIATION MANAGEMENT CERTIFICATE

This Property Owners' Association Management Certificate is being recorded by **LAKE VISTA RANCH HOMEOWNERS ASSOCIATION** (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:** LAKE VISTA RANCH HOMEOWNERS ASSOCIATION

**Name of the Association:** LAKE VISTA RANCH HOMEOWNERS ASSOCIATION

**Recording Data for Association:**

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

- (a) Lake Vista Ranch Homeowners Association, recorded under Film Code No. D215169360, along with any supplements or replats thereof;

**Recording Data for Restrictions:**

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

- (a) First Amendment to Declaration of Covenants, Conditions, Restrictions, for Lake Vista Ranch Phase 1 HOA, Inc., under Tarrant County Clerk's file no. D218019684
- (b) Second Amendment to Declaration of Covenants, Conditions, Restrictions, for Lake Vista Ranch Phase 1, under Tarrant County Clerk's file no. D219171311
- (c) Declaration of Covenants, Conditions & Restrictions for Lake Vista Ranch Phase 1, under Tarrant County Clerk's file no. D215191600
- (d) Notice of Filing of Dedicatory Instruments, under Tarrant County Clerk's file no. D215261004
- (e) Bylaws of Lake Vista Ranch Homeowners Association, Inc., under Tarrant County Clerk's file no. D215261003

**Name and Mailing Address of the Association**

Lake Vista Ranch Homeowners Association  
c/o Principal Management Group of North Texas  
801 E. Campbell Rd #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 Rd #620  
Richardson, TX 75081  
214-368-4030  
NTXcustomer@associa.us

**Website Address of the Association**

[www.townsq.io](http://www.townsq.io)  
[www.lakevistaranch.previews.townsq.io](http://www.lakevistaranch.previews.townsq.io)  
[lakevistaranch.com](http://lakevistaranch.com)

**Property Transfer Fee(s) Charged by the Association:**

New account setup fee establishing new owner's account in the association's records: \$45

Resale Certificate: \$375

Resale Certificate Update: \$75

Legacy Account Closure Fee: \$220

Refinance Statement of Account: \$75

Expedite Fee for Resale Certificate prior to 10 business day delivery obligation: \$175 for 1 day expedite  
\$120 for 3 day expedite

Working Capital Fee: \$300 when lot is sold to builder/developer, \$500 when lot is sold to private owner

Executed on this the 22 day of April, 2022

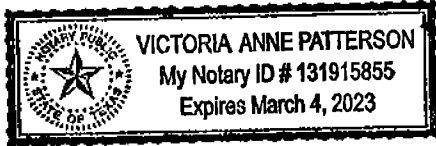
Lake Vista Ranch Homeowners Association, acting by and through its managing agent, Principal Management Group of North Texas

*[Handwritten signature of Mark Southall]*

Mark Southall, Branch President

STATE OF TEXAS           §  
  §  
COUNTY OF TARRANT   §

This instrument was acknowledged before me on the 22 day of April, 2022 by Mark Southall, Branch President with Principal Management Group of North Texas, the managing agent for Lake Vista Ranch Homeowners Association, a Texas nonprofit corporation, on behalf of such corporation.



*[Handwritten signature of Victoria Anne Patterson]*  
Notary Public, State of Texas

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