

CONDOMINIUM ASSOCIATION MANAGEMENT CERTIFICATE  
*for*  
ROYAL LANE HIGHLANDS OWNERS ASSOCIATION, INC.

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STATE OF TEXAS           §  
                                          §  
COUNTY OF DALLAS       §

The undersigned, being the Managing Agent of Royal Lane Highlands Owners Association, Inc., a non-profit corporation ("Association") organized and existing under the laws of the State of Texas, submits the following information pursuant to Section 82.116 of the Texas Property Code, which supersedes any Management Certificate previously filed by the Association:

1. Name of Condominium: The name of the Condominium is Royal Lane Highlands.
2. Name of Association: The name of the Association is Royal Lane Highlands Owners Association, Inc.
3. Location of the Condominium: The Condominium is located in Dallas, Texas.
4. Recording Data for the Declaration:
  - a. Condominium Declaration for Royal Lane Highlands Condominiums recorded on August 29, 1983, as Document No. 198301703148, Volume 83170, Page 4511, of the Official Public Records of Dallas County, Texas.
5. Name and mailing address of the Association: The name and mailing address of the Association is Royal Lane Highlands Owners Association, Inc., 9520 Royal Lane, Dallas, Texas, 75234.
6. The Contact Information for the Association's Designated Representative: The contact information for the designated representative of the Association is:

Texas Home Leasing & Property Management, LLC  
DBA: Texas Homeowners Association Management  
8811 Teel Parkway, Suite 100-5264  
Frisco, Texas 75036  
Phone: (972) 283-2539  
Email: [LJ@HOA.Homes](mailto:LJ@HOA.Homes)

7. The Association's Dedicatory Instruments are Available to Members Online at:  
<https://office.smartwebs.com>.

8. The Amount and Description of the Fees and Other Charges by the Association in Connection with a Property Transfer:

Description	Fee
Resale Certificate Fee	\$375.00
1 Business Day Rush Fee to Expedite a Resale	\$125.00
5 Business Day Rush Fee to Expedite a Resale	\$65.00
Texas Homeowners Association Transfer Fee	\$225.00
Compliance Inspection Fee	\$150.00
Transfer Fee	\$150.00
Lender Questionnaire (Amount varies depending on documents requested)	\$182.00 to \$212.00
Working Capital Assessment	\$1,500.00

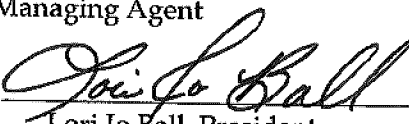
\*Resale Certificates may be requested at [www.Homewisedocs.com](http://www.Homewisedocs.com) and/or Resales Department, Community Financials at (833) 266-3646 or [Resales@CommunityFinancial.com](mailto:Resales@CommunityFinancial.com)

**ACKNOWLEDGEMENT**

The foregoing is a true and correct copy of the Management Certificate for the association identified above.

ROYAL LANE HIGHLANDS OWNERS ASSOCIATION, INC.  
a Texas nonprofit corporation

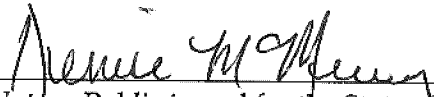
TEXAS HOME LEASING & PROPERTY MANAGEMENT, LLC  
DBA: TEXAS HOMEOWNERS ASSOCIATION MANAGEMENT,  
its Managing Agent

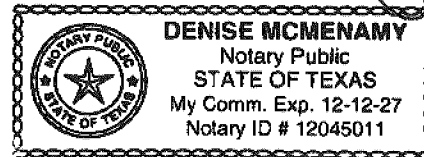
By:   
Lori Jo Ball, President

\*This Management Certificate does not purport to identify every publicly recorded document affecting the Condominium, or to report every piece of information pertinent to the Condominium. Rather, the purpose of this Management Certificate is to provide information sufficient for a title company or others to correctly identify the Condominium and to contact the Association. This Management Certificate should not be relied upon for any purpose other than to provide instruction for identifying and contacting the Association.

STATE OF TEXAS           §  
                                         §  
COUNTY OF ~~DENTON~~   §  
                                  Collin

BEFORE ME, the undersigned notary public, on this 31<sup>st</sup> day of October, 2024, personally appeared Lori Jo Ball, President of Texas Home Leasing & Property Management, LLC DBA: Texas Homeowners Association Management, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purpose and in the capacity therein expressed.

  
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Notary Public in and for the State of Texas



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

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**Instrument Number:** 202400241416

eRecording - Real Property

Recorded On: November 27, 2024 03:54 PM

Number of Pages: 4

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**" Examined and Charged as Follows: "**

Total Recording: \$33.00

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**\*\*\*\*\* 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: 202400241416  
Receipt Number: 20241127000152  
Recorded Date/Time: November 27, 2024 03:54 PM  
User: Kevin T  
Station: Cc131

**Record and Return To:**

Simplifile



**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

A handwritten signature in black ink, appearing to be "JFW", located to the right of the printed name and title.