

AFTER RECORDING, RETURN TO:

**Judd A. Austin, Jr.
Henry Oddo Austin & Fletcher, P.C.
1717 Main Street, Suite 4600
Dallas, Texas 75201**

STATE OF TEXAS §
 §
COUNTY OF COLLIN §

**CONDOMINIUM ASSOCIATION
MANAGEMENT CERTIFICATE
FOR
SOUTHERN HILLS OFFICE PARK II
OWNERS ASSOCIATION, INC.**

This CONDOMINIUM ASSOCIATION MANAGEMENT CERTIFICATE (this "*Certificate*") is made on behalf of SOUTHERN HILLS OFFICE PARK II OWNERS ASSOCIATION, INC., a Texas non-profit corporation (the "*Association*").

WITNESSETH:

WHEREAS, SOUTHERN HILLS OFFICE PARK II, LLC, a Texas limited liability company, in its capacity as Declarant, executed and previously placed of record that certain Declaration of Southern Hills Office Park II, A Condominium Community, filed on November 30, 2018, and recorded under Instrument No. 20181130001463420 in the Official Public Records of Collin County, Texas (the "*Declaration*"), including any amendments thereof or supplements thereto are incorporated herein for all purposes.

WHEREAS, the Association has caused this Certificate to be prepared and filed in accordance with the provisions of the Texas Uniform Condominium Act as provided in Section 82.116 of the Texas Property Code.

NOW, THEREFORE, the undersigned hereby certifies as follows on behalf of the Association:

1. **Name of the Condominium.** The name of the subdivision which is the subject of the Declaration is Southern Hills Office Park II, a Condominium Community.

2. **Name of the Association.** The name of the Association is Southern Hills Office Park II Owners Association, Inc., a Texas non-profit corporation.

3. **Location of the Condominium.** The condominium is located at 8751 Collin-McKinney Parkway, City of McKinney, Collin County, Texas.

4. **Recording Data for the Subdivision.** The recording data for the subdivision is that certain Plat recorded as Instrument No. 20181121010005360 in the Official Public Records of Collin County, Texas, as amended or re-platted.

MANAGEMENT CERTIFICATE

5. **Recording Data for the Declaration.** The Declaration is recorded Instrument No. 20181130001463420, Instrument No. 20190225000195450 (First Amendment), Instrument No. 20190626000737280 (Second Amendment), Instrument No. 20190823001028690 (Third Amendment), Instrument No. 201921001484250 (Fourth Amendment), Instrument No. 20191202001526390 (Fifth Amendment), Instrument No. 20191204001543150 (Sixth Amendment), Instrument No. 20200408000503120 (Seventh Amendment), Instrument No. 20200701001010730 (Eighth Amendment), Instrument No. 20200804001251010 (Ninth Amendment), Instrument No. 20201013001775740 (Tenth Amendment), Instrument No. 20201014001784370 (Eleventh Amendment), and Instrument No. 20201202002159000 (Twelfth Amendment) in the Official Public Records of Collin County, Texas, including all amendments thereof and supplements thereto.

6. **Name and Contact information for the Association or the Managing Agent of the Association.** The current mailing address for the Association is c/o LSW Commercial Property Management, 17130 Dallas Pkwy, Ste 140, Dallas, TX 75248. The telephone number is 469-209-6039, and email is info@lswcpm.com.

7. **Website.** The Association's website may be found at <https://lswcpm.cincwebaxis.com/>.

8. **Fees Due Upon Property Transfer.**

Type of Property Transfer	Dollar Amount
Resale Fee	\$350.00
Transfer Fee	\$200.00

9. **Resale Certificates and Other Information.** Resale Certificates and other information regarding the Association may be requested through <https://www.homewisedocs.com/>.

IN WITNESS WHEREOF, the undersigned has caused this Certificate to be executed on behalf of the Association in compliance with Section 82.116 of the Texas Property Code. This Certificate shall serve to take the place of all Management Certificates previously filed on behalf of the Association.

ASSOCIATION:

**SOUTHERN HILLS OFFICE PARK II
OWNERS ASSOCIATION, INC.,
a Texas non-profit corporation**

By: _____

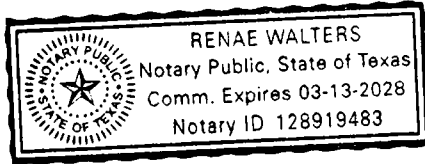
Lonna Blake

Vice-President

LSW Commercial Property Management

STATE OF TEXAS §
 §
COUNTY OF COLLIN §

This instrument was acknowledged before me on the 29 day of August, 2025, by Lonna Blake, the agent of LSW Commercial Property Management on behalf of Southern Hills Office Park II Owners Association, Inc. a Texas non-profit corporation.



Renae Walters
Notary Public, State of Texas

**Collin County
Honorable Stacey Kemp
Collin County Clerk**

Instrument Number: 2025000114669

eRecording - Real Property

NOTICE

Recorded On: September 09, 2025 08:06 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: 2025000114669
Receipt Number: 20250908000613
Recorded Date/Time: September 09, 2025 08:06 AM
User: Jennifer W
Station: Station 4

Record and Return To:

CSC



**STATE OF TEXAS
COUNTY OF COLLIN**

**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 Public Records of Collin County, Texas.**

Honorable Stacey Kemp
Collin County Clerk
Collin County, TX