

Falcon's Lair Homeowners Association, Inc.
Property Owners' Association Management Certificate

As Required by Section 209.004, Texas Property Code.

This certificate updates and replaces any previously recorded management certificate for this subdivision, such as instruments recorded as Documents 202100081956 and 201300354979

1. Subdivision information. Falcon's Lair is an addition to the city of Mesquite in Dallas County, Texas. The plats are recorded in the Plat Records of Dallas County, Texas as:

- Document No. 2214199, Falcon's Lair Phase IB, on February 28th, 2003
- Document No. 2233284, Falcon's Lair Phase 4A, March 12th, 2003
- Document No. 2601023, Falcon's Lair Phase 3A, October 17th, 2003

2. Declaration information. Lots in Falcon's Lair are subject to Declaration of Covenants, Conditions and Restrictions for Falcon's Lair Phase I, recorded on December 17th, 1999, as Document No. 1912869, Real Property Records, Dallas County Texas as amended or supplemented from time to time as:

- First Amendment to Declaration of Covenants, Conditions and Restrictions for Falcon's Lair Phase I, Document No. 2878748, on October 4th, 2001

3. Name of property owners association. Falcon's Lair Homeowners Association, Inc.

4. How to contact the association through its managing agent.

Falcon's Lair Homeowners Association, Inc.

c/o FirstService Residential Texas, Inc., a Texas Corporation, d/b/a FirstService Residential ("FirstService Residential")

14951 North Dallas Parkway, Suite 600

Dallas, Texas 75254

Phone: 214-871-9700

Website: www.fsresidential.com

Email Address: Mgmt-CertificateTX@fsresidential.com

Community Website: <https://falconslair.connectresident.com>

Resale Disclosure Package: \$375.00

Homeowner Setup/Unit Transfer: \$295.00

5. Purpose. The purpose of the Property Owners' Association Management Certificate is to provide information sufficient for a title company to correctly identify the subdivision and to contact its governing association. This Management Certificate does not purport to identify every publicly recorded document affecting the subdivision, or to report every piece of information pertinent to the subdivision. No person should rely on this Management Certificate for anything other than instructions for contacting the association in connection with the transfer of title to a home in the subdivision.

Signed this 9 day of Dec 2022

Falcon's Lair Homeowners Association, Inc., a
Texas property owners' association

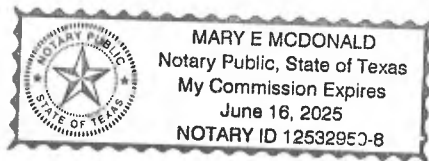
By: [Signature]

Lisa Cunningham, Senior Vice President
FirstService Residential Texas, Managing Agent

THE STATE OF TEXAS

COUNTY OF DALLAS

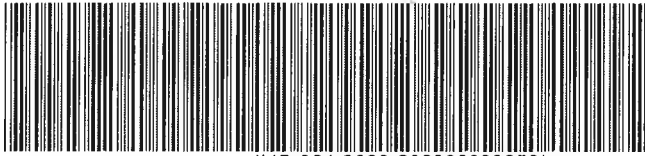
This instrument was acknowledged before me on this 9 day of Dec 2022 by Lisa
Cunningham on behalf of FirstService Residential, Managing Agent of a Texas property owners'
association, on behalf of said association.



Mary McDonald
Notary Public, State of Texas

AFTER RECORDING, PLEASE RETURN TO:

Falcon's Lair Homeowners Association, Inc.
c/o FirstService Residential Texas, Inc., a Texas Corporation, d/b/a FirstService Residential
("FirstService Residential")
14951 North Dallas Parkway, Suite 600
Dallas, Texas 75254



VG-364-2023-202300003658

Dallas County
John F. Warren
Dallas County Clerk

Instrument Number: 202300003658

Real Property Recordings

Recorded On: January 06, 2023 10:29 AM

Number of Pages: 3

" Examined and Charged as Follows: "

Total Recording: \$30.00

***** **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: 202300003658
Receipt Number: 20230106000264
Recorded Date/Time: January 06, 2023 10:29 AM
User: Hilga R
Station: CC15

Record and Return To:

FIRSTSERVICE RESIDENTIAL TEXAS, INC.
14951 N DALLAS PKY STE 600

DALLAS TX 75254



STATE OF TEXAS

Dallas County

**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