



VG-364-2025-202500200552

Dallas County
John F. Warren
Dallas County Clerk

Instrument Number: 202500200552 ✓

Real Property Recordings

Recorded On: September 23, 2025 11:53 AM

Number of Pages: 3

" Examined and Charged as Follows: "

Total Recording: \$29.00

***** 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: 202500200552
Receipt Number: 20250923000504
Recorded Date/Time: September 23, 2025 11:53 AM
User: Pamela G
Station: CC149

Record and Return To:

GUARDIAN ASSOCIATION MANAGEMENT
12700 HILLCREST RD STE 234

DALLAS TX 75230



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

**MANAGEMENT CERTIFICATE FOR
LANE PARK HOMEOWNERS' ASSOCIATION, INC.**

The undersigned hereby provides the following information as required by Texas Property Code Section 209.004.

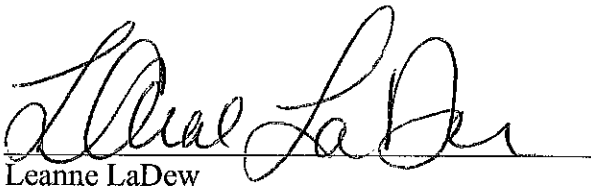
1. The name of the subdivision is Lane Park Homeowners Association and in addition to the City of Dallas, Dallas County, Texas
2. The name of the association is the Lane Park Homeowners Association, Inc., a Texas non-profit corporation
3. The recording data for the subdivision is: Plat Record for Lane Park, Volume 82015, page 0396 in the Real Property Records of Dallas County, Texas, Lane Park Addition, an Addition to the City of Dallas, Dallas County, Texas.
4. The Declaration was recorded on January 22, 1982 as Document No. 198200157113 in the Official Public Records of Dallas, County, Texas, as Document No. 198200157113 in the Official Public Records of Dallas County, Texas as amended by that certain First Amended and Restated Declaration of Covenants, Condition and Restriction recorded on October 7, 1983 as Document No. 198301978511 in The Official Public Records of Dallas County, Texas; as amended by the certain Affidavit recorded August 7, 2008. As Document No. 20080257886 in the Official Public Records of Dallas County, Texas: as amended by that certain Second Amended and Restated Declaration of Covenants, Conditions and Restrictions recorded on March 29, 2023, as Document No. 20230006319 in the official Public Records of Dallas County, Texas.
5. The name and mailing address of the association is Lane Park Homeowners Association, Inc., c/o Guardian Association Management, LLC, 12700 Hillcrest Road, Suite 234, Dallas, Texas 75230.
6. The name, mailing address, telephone number, and e-mail address of the person managing the association is Leanne LaDew; Guardian Association Management, LLC; 972-458-2200; guardian@guardianam.com; 12700 Hillcrest Road, Suite 234, Dallas, Texas 75230.
7. The website address of the internet website on which the association's dedicatory instruments are available is www.guardianam.com.
8. The amount and description of the fee(s) charged by the association relating to a property transfer in the subdivision include: \$275.00 working capital; resale certificate package - \$375; amendment to resale certificate - \$75; transfer fee - \$350; bank owned property package - \$250; tiered rush fee - \$25 - \$150; lender questionnaire fee - \$175 - \$275; statement of account fee \$50 - \$100; TREC form update - \$50 - \$75; CD delivery fee - \$30; credit card payment convenience fee - \$6; shipping fee - up to \$45.

9. Prospective purchasers are advised to independently examine the Declaration, By-Laws, and all other governing documents of the association, together with obtaining an official Resale Certificate and performing a comprehensive physical inspection of the lot/home and common areas, prior to purchase.

LANE PARK HOMEOWNERS ASSOCIATION, INC.

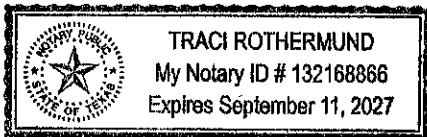
EXECUTED this 18th day of September 2025.

By: Guardian Association Management, LLC, Managing Agent


Leanne LaDew

THE STATE OF TEXAS §
COUNTY OF DALLAS §

This instrument was acknowledged before me on the 18th day of September 2025, by Leanne LaDew, of Guardian Association Management, LLC, Managing Agent of Lane Park Homeowners Association, Inc., a Texas non-profit corporation, on behalf of said non-profit corporation.




Notary Public, State of Texas

AFTER RECORDING, PLEASE RETURN TO:

Guardian Association Management
12700 Hillcrest Road, Ste 234
Dallas, TX 75230