

**Denton County  
Juli Luke  
County Clerk**

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**Instrument Number:** 137511

ERecordings-RP

CERTIFICATE

Recorded On: December 08, 2025 03:24 PM

Number of Pages: 11

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

Total Recording: \$65.00

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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: 137511  
Receipt Number: 20251208000593  
Recorded Date/Time: December 08, 2025 03:24 PM  
User: Michael T  
Station: Station 34

**Record and Return To:**

Corporation Service Company



STATE OF TEXAS  
COUNTY OF DENTON

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 Denton County, Texas.

Juli Luke  
County Clerk  
Denton County, TX

**AFTER RECORDING RETURN TO:**

Judd A. Austin, Jr., Esq.  
Henry Oddo Austin & Fletcher  
1700 Pacific Avenue  
Suite 2700  
Dallas, Texas 75201

STATE OF TEXAS  
  
COUNTY OF DENTON

§  
§  
§

**MANAGEMENT CERTIFICATE  
OF LANTANA COMMUNITY ASSOCIATION, INC.**

This MANAGEMENT CERTIFICATE (this "Certificate") is made effective as of December 5, 2025, by the Lantana Community Association, Inc. a Texas non-profit corporation (the "Association").

**WITNESSETH**

WHEREAS, Rayzor Ranch, L.P., a Texas limited partnership ("Declarant") has previously placed of record that certain Declarations of Covenants, Conditions and Restrictions for Lantana Community Association, Inc. dated November 1, 2000 (the "Declaration") recorded as Document Number 00-R0105933 in the Real Property Records of Denton County, Texas which Declaration is incorporated herein for all purposes.

WHEREAS, Declarant has created the Association for the benefit of Lantana Community Association, Inc.

WHEREAS, the Association has caused this Certificate to be prepared and filed in accordance with the provisions of the Texas Residential Property Owners Protection Act as provided in Section 209 of the Texas Property Code.

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

1. Name of the Subdivision. The name of the Subdivisions which are subject to the Declaration are attached hereto as Exhibit A.
2. Name of the Association. The name of the Association is Lantana Community Association, Inc.
3. Recording Data for the Subdivision. Recording data for the Subdivisions are attached hereto as Exhibit A.
4. Recording Data for the Declaration. The recording data for the Declaration is Document Number 4708-1080 in the Official Public Records of Denton County, Texas. The recording data for amendments to the Declaration is set forth on Exhibit B attached hereto.
5. Mailing Address. The current mailing address for the Association is Lantana Community Association, c/o Insight Association Management, 2400 Lakeside Blvd, Suite 550, Richardson TX 75082. The Association's managing agent is Insight

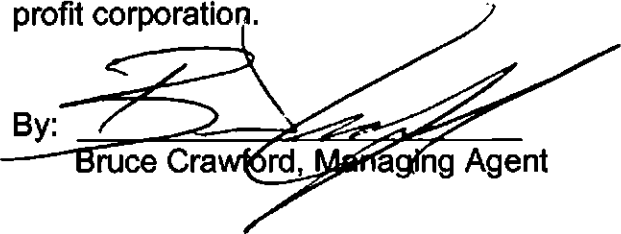
Association Management, phone number (214) 494-6002 and email address is [resales@insightam.com](mailto:resales@insightam.com).

6. Association Website. The current website for the Association where current versions of the dedicatory instruments are made available is [www.lantanalive.com](http://www.lantanalive.com).
7. Description and Fees Associated to Transfer of Title. The amount and description of fees charged relating to a transfer of title for the Association are set forth in Exhibit C.

IN WITNESS WHEREOF, the undersigned has caused this Certificate to be executed on behalf of the Association in compliance with Section 209.004 of the Texas Property Code, and serves to take the place of all Management Certificates previously filed by the Association.

ASSOCIATION:

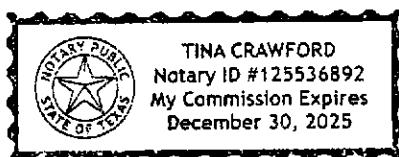
Lantana Community Association, Inc. a Texas non-profit corporation.

By:   
Bruce Crawford, Managing Agent

THE STATE OF TEXAS   §  
                                      §  
COUNTY OF DENTON   §

This instrument was acknowledged before me on this 5th day of December 2025, by Bruce Crawford, Insight Association Management, Managing Agent for Lantana Community Association, Inc., a Texas non-profit corporation, on behalf of such corporation.

Notary Public in and for the State of Texas



  
Notary Public Signature

## **Exhibit A**

### **[Recording Data for the Subdivision] Plats of Lantana recorded in the Map or Plat Records of Denton County**

- **Brenham Addition**  
Filed in Denton County, Texas on November 6, 2003  
Document No. 2003-00181468  
Cabinet V, Pages 343-345
- **Camden Addition – Phase 1**  
Filed in Denton County, Texas on December 15, 2000  
Document No. 2000-R0085165  
Cabinet S, Pages 352-354
- **Camden Addition – Phase 2**  
Filed in Denton County, Texas on August 16, 2001  
Document No. 2001-R0085165  
Cabinet T, Pages 390-391
- **Crescent A Addition**  
Filed in Denton County, Texas on November 13, 2002  
Document No. 2002-00145299  
Cabinet U, Pages 721-723
- **Crescent B Addition**  
Filed in Denton County, Texas on August 1, 2003  
Document No. 2003-00123910  
Cabinet V, Pages 161-163
- **Fairlin Addition**  
Filed in Denton County, Texas on October 30, 2001  
Document No. 2001-R0115551  
Cabinet U, Pages 87-91
- **Larkspur Addition**  
Filed in Denton County, Texas on December 15, 2000  
Document No. 2000-R0119157  
Cabinet S, Pages 347-351
- **Sandlin Addition**  
Filed in Denton County, Texas on April 19, 2001  
Document No. 2001-R0034990  
Cabinet T, Pages 192-196
- **Sierra Addition**  
Filed in Denton County, Texas on December 22, 2000  
Document No. 2000-R0121200  
Cabinet S, Pages 370-374

- Sonora Addition – Phase 1  
Filed in Denton County, Texas on December 5, 2001  
Document No. 2001-R0130373  
Cabinet U, Pages 142-145
- Sonora Addition – Phase 2  
Filed in Denton County, Texas on August 16, 2001  
Document No. 2001-R0085032  
Cabinet T, Pages 388-389
- Wisteria Addition  
Filed in Denton County, Texas on December 22, 2000  
Document No. 2001-R0121287  
Cabinet S, Pages 375-378
- Telea Addition – Phase 1  
Filed in Denton County, Texas on July 19, 2001  
Document No. 2001-R0072589  
Cabinet T, Pages 339-342
- Telea Addition – Phase 2  
Filed in Denton County, Texas on October, 30, 2001  
Document No. 2001-R0115548  
Cabinet U, Page 92
- Heritage Lantana Addition – Phase 1  
Filed in Denton County, Texas on October 30, 2001  
Document No. 2001-R0115550  
Cabinet U, Pages 94-96
- Heritage Lantana Addition – Phase 2  
Filed in Denton County, Texas on August 1, 2003  
Document No. 2003-00123909  
Cabinet V, Pages 155-160
- Heritage Lantana Addition – Phase 3  
Filed in Denton County, Texas on December 18, 2004  
Document No. 2003-00203767  
Cabinet V, Pages 423-425

- Carlisle Addition  
Filed in Denton County, Texas on December 5, 2001  
Document No. 2001-R0130359  
Cabinet U, Pages 146-148
- Laviana Addition – Phase 1  
Filed in Denton County, Texas on December 21, 2001  
Document No. 2001-R0138415  
Cabinet U, Pages 178-181
- Laviana Addition – Phase 2  
Filed in Denton County, Texas on October 20, 2001  
Document No. 2001-R0115557  
Cabinet U, Pages 97-98
- Magnolia A Addition  
Filed in Denton County, Texas on October 17, 2003  
Document No. 2003-R0172711  
Cabinet V, Pages 313-315
- Magnolia B Addition  
Filed in Denton County, Texas on August 25, 2003  
Document No. 2003-R0140212  
Cabinet U, Pages 195-196
- Magnolia C Addition  
Filed in Denton County, Texas on July 14, 2005  
Document No. 2005-85076  
Cabinet W, Pages 403-406
- Meridian Addition  
Filed in Denton County, Texas on November 6, 2002  
Document No. 2002-R014894  
Cabinet U, Pages 703-706
- Navarro Addition  
Filed in Denton County, Texas on February 6, 2002  
Document No. R2002-R0015900  
Cabinet U, Pages 242-244
- Dakota Addition  
Filed in Denton County, Texas on June 1, 2005  
Document No. 2005-64058  
Cabinet W, Pages 314-316

- Isabel Addition – Phase A  
Filed in Denton County, Texas on February 27, 2006  
Document No. 2006-21773  
Cabinet W, Pages 876-878
- Bellaire Addition – Phase A  
Filed in Denton County, Texas on August 16, 2006  
Document No. 2006-100381  
Cabinet X, Pages 357-359
- Wimberley Addition  
Filed in Denton County, Texas on August 16, 2006  
Document No. 2006-100382  
Cabinet X, Pages 260-262
- Azalea Addition – Phase A  
Filed in Denton County, Texas on September 8, 2006  
Document No. 2006-111668  
Cabinet X, Pages 303-305
- Madison Addition  
Filed in Denton County, Texas on October 8, 2008  
Document No. 2008-109680  
Cabinet Y, Pages 682-684
- Brazos Addition  
Filed in Denton County, Texas on April 25, 2007  
Document No. 2007-48140  
Cabinet X, Pages 662-663
- Bandera Addition  
Filed in Denton County, Texas on October 19, 2007  
Document No. 2007-123942  
Cabinet Y, Pages 23-29
- Carlisle Addition - Phase B  
Filed in Denton County, Texas on December 13, 2007  
Document No. 2007-143987  
Cabinet Y, Pages 107-108
- Bellaire Addition – Phase B  
Filed in Denton County, Texas on March 21, 2007  
Document No. 2007-33630  
Cabinet X, Pages 607-607
- Bellaire Addition – Phase C  
Filed in Denton County, Texas on June 13, 2012  
Document No. 2012-128
- Bandera Addition - Phase B-1

Filed in Denton County, Texas on May 11, 2011  
Document No. 2011-90

- Gaillardia Addition  
Filed in Denton County, Texas on January 11, 2012  
Document No. 2012-6
- Kendall Addition – Phase 1-A  
Filed in Denton County, Texas on May 11, 2012  
Document No. 2012-91
- Madison Addition – Phase 1-B  
Filed in Denton County, Texas on May 24, 2011  
Document No. 2011-98
- Madison Addition – Phase C  
Filed in Denton County, Texas on January 26, 2012  
Document No. 2012-13
- Magnolia Addition – Phase D  
Filed in Denton County, Texas on December 13, 2007  
Document No. 2007-143988  
Cabinet Y, Pages 109-110
- Magnolia Addition – Phase E  
Filed in Denton County, Texas on May 11, 2011  
Document No. 2011-89
- Meridian Addition – Phase B  
Filed in Denton County, Texas on May 23, 2006  
Document No. 2006-61319  
Cabinet X, Pages 28 & 98
- Palmetto Addition  
Filed in Denton County, Texas on January 4, 2012  
Document No. 2012-2
- Carlisle Addition - Phase C  
Filed in Denton County, Texas on August 21, 2012  
Document No. 2012-191
- Juniper Addition Phase A  
Filed in Denton County, Texas  
Document No. 2013-293
- Magnolia Addition Phase F  
Filed in Denton County, Texas  
Document No. 2013-310
- Bandera Addition Phase 4



Filed in Denton County, Texas  
Document No. 2014-23

- Kendall Addition Phase 3  
Filed in Denton County, Texas  
Document No. 2014-232
- Juniper Addition Phase B  
Filed in Denton County, Texas  
Document No. 2014-269
- Garner Ease Phase A  
Filed in Denton County, Texas  
Document No. 2014-366
- Bellaire Phase D  
Filed in Denton County, Texas  
Document No. 2015-218
- Garner West  
Filed in Denton County, Texas  
Document No. 2015-309
- Palmetto Replat  
Filed in Denton County, Texas  
Document No. 2015-316
- Bellaire Phase E  
Filed in Denton County, Texas  
Document No. 2015-353
- Reata  
Filed in Denton County, Texas  
Document No. 2016-2051
- Barrington Phase A  
Filed in Denton County, Texas  
Document No. 2016-2224
- Garner East Phase B  
Filed in Denton County, Texas  
Document No. 2017-156
- Barrington Phase B  
Filed in Denton County, Texas  
Document No. 2018-128
- Barrington Phase C  
Filed in Denton County, Texas  
Document No. 2018-396

## **Exhibit B Continued**

### **[ Recording Data for the Declaration]**

Amendments to the Declaration for Lantana Community Association recorded with Denton County.

aa. Sixth Amendment to the Declaration recorded under Document No. 2011-42391, Official Public Records of Denton, Texas.

bb. Sevent Amendment to Declaration recorded under Document No. 20111-110093, Official Public Records of Denton County, Texas.

cc. Sixth Supplemental Recording of Dedicatory Instruments recorded under Document No. 2011-111253, Official Public Record of Denton County, Texas.

dd. Sevent Supplemental Recording of Dedicatory Instruments recorded under Document No. 2012-1052, Official Public Record of Denton County, Texas.

ee. Eight Amendment Recording of Dedicatory Instruments recorded under Document No. 2012-17875, Official Public Record of Denton County, Texas.

ff. Eight Supplemental Recording of Dedicatory Instruments recorded under Document No. 2011-154162, Official Public Record of Denton County, Texas.

gg. Ninth Supplemental Recording of Dedicatory Instruments recorded under Document No. 2017-17179, Official Public Record of Denton County, Texas.

hh. Tenth Supplemental Recording of Dedicatory Instruments recorded under Document No. 2011-111253, Official Public Record of Denton County, Texas.

ii. Ninth Amendment Recording of Dedicatory Instruments recorded under Document No. 2023-44693, Official Public Record of Denton County, Texas.

## **Exhibit C Continued**

### **[Description and Fees Associated to Transfer of Title]**

#### **Management Fees**

1. Bundle (TREC Form, Statement of Account, and Association Documents)..\$450.00
2. Resale Disclosure (TREC Form) and Association Documents.....\$375.00
3. Resale Disclosure Update..... \$75.00
4. Transfer Fee..... \$250.00
5. 5 Day Rush Fee.....\$75.00
6. 3 Day Rush Fee.....\$100.00
7. 1 Day Expedited Rush Fee.....\$200.00
8. Custom Questionnaires.....\$165.00
9. Association Questionnaires.....\$125.00

#### **Association Fees**

1. Acquisition Fee.....\$100.00