

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 §

**PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE
FOR
LAWLER PARK HOMEOWNERS' ASSOCIATION, INC.**

This PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE ("*Certificate*") is made on behalf of LAWLER PARK HOMEOWNERS' ASSOCIATION, INC., a Texas non-profit corporation ("*Association*").

W I T N E S S E T H :

WHEREAS, Frisco Crossing Joint Venture, LTD., a Texas limited partnership, and LPN Arbor Joint Venture, LTD., a Texas limited partnership as Declarants, previously placed of record that certain Declaration of Covenants, Conditions and Restrictions for Lawler Park Homeowners' Association, Inc., recorded under Instrument No. 2012-0822001048730 in the Official Public Records of Collin County, Texas ("*Declaration*"), including any amendments thereof or supplements thereto, all are incorporated herein.

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 209.004 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 subdivision which is the subject of the Declaration is The Crossing at Lawler Park – Phases 1, 2, 3A, and 3B and The Arbor at Lawler Park – Phases 1 and 2.

2. **Name and Mailing Address of the Association.** The name of the Association is Lawler Park Homeowners' Association, Inc., and its mailing address is c/o RealManage, LLC ("*RealManage*"), P.O. Box 803555, Dallas, Texas 75380.

3. **Recording Data for the Subdivision.** The recording data for the subdivision is recorded under Instrument No. 2012-0821010002050 (The Crossing at Lawler Park – Phase 1); Instrument No. 2013-0710010002130 (The Crossing at Lawler Park – Phase 2); Instrument No. 2014-0820010002730 (The Crossing at Lawler Park – Phase 3A); Instrument No. 2014-0820010002720 (The Crossing at Lawler Park – Phase 3B); Instrument No. 2012-0821010002060 (The Arbor at Lawler Park – Phase 1); and Instrument No. 2013-0710010002120 (The Arbor at Lawler Park – Phase 2), as amended or revised and including any replats thereof, in the Map/Plat Records or Official Public Records of Collin County, Texas.

4. **Recording Data for the Declaration.** The recording data for the Declaration is recorded under Instrument No. 2012-0822001048730; Instrument No. 2013-0722001024500 (Supplement); Instrument No. 2013-0716000990320 (Supplement); and Instrument No. 2014-0923001031470 (Supplement), along with any additional amendments thereof or supplements thereto, recorded in the Official Public Records of Collin County, Texas.

5. **Name and Contact Information for the Association or the Managing Agent of the Association.** The current name and mailing address for the Association's managing agent is c/o RealManage, P.O. Box 803555, Dallas, Texas 75380, telephone number is (866) 473-2573, email address is lawpark@CiraMail.com, and fax number is (866) 919-5696.

6. **Website.** The Association's website may be found at www.ciranet.com/residentportal.

7. **Fees Due Upon Property Transfer.** Fees charged relating to a property transfer are:

Type of Property Transfer	Dollar Amount
Resale Certificate	\$375.00
Conveyance/Transfer Fee	\$325.00
Refinance Fee	\$250.00
Statement of Account	\$295.00

8. **Resale Certificates.** Resale Certificates and other information regarding the Association may be requested by contacting the Association c/o RealManage via www.realmanage.com/closingportal, or by telephone number at (866) 473-2573. Alternatively, you may contact the office for RealManage at P.O. Box 803555, Dallas, Texas 75380 or by email address at lawpark@CiraMail.com.

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. This Certificate shall serve to take the place of all Management Certificates previously filed on behalf of the Association.

ASSOCIATION:

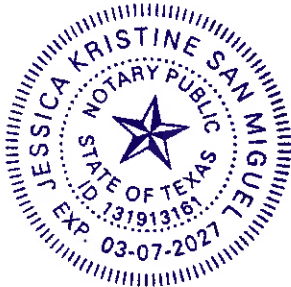
**LAWLER PARK
HOMEOWNERS' ASSOCIATION, INC.,
a Texas non-profit corporation**

By: RealManage, LLC
Its: Managing Agent

By: _____
Emily Dale, Community Manager

STATE OF TEXAS §
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COUNTY OF DALLAS §

This instrument was acknowledged before me on the 17th day of June, 2024, by Emily Dale, Community Manager with RealManage, LLC, the Managing Agent of Lawler Park Homeowners' Association, Inc., a Texas non-profit corporation.



Jessica K. San Miguel
Notary Public, State of Texas