

**Denton County
Juli Luke
County Clerk**

Instrument Number: 137580

ERecordings-RP

PROPERTY ASSOC MGMT CERT

Recorded On: December 08, 2025 04:26 PM

Number of Pages: 9

" Examined and Charged as Follows: "

Total Recording: \$57.00

******* 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: 137580
Receipt Number: 20251208000668
Recorded Date/Time: December 08, 2025 04:26 PM
User: Calinda B
Station: Station 20

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 §

**PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE FOR
OWNERS ASSOCIATION AT COUNTRY LAKES, INC.**

This MANAGEMENT CERTIFICATE (this "Certificate") is made effective as of December 4, 2025, by Owners Association at Country Lakes, Inc. a Texas non-profit corporation (the "Association").

WITNESSETH

WHEREAS, Wynne/Jackson Lakes Development, LP. a Texas corporation ("Declarant") has previously placed of record that certain Declarations of Covenants, Conditions and Restrictions for the Owners Association at Country Lakes, Inc., dated August 31, 2001 (the "Declaration") recorded in Document No. 4913/1356 of the Real Property Records of Denton County, Texas which Declaration is 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 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 Subdivisions which are subject to the Declaration are set forth in Exhibit A attached hereto.
2. Name of the Association. The name of the Association is Owners Association at Country Lakes, Inc.
3. Recording Data for the Subdivision. Recording data for the Subdivisions are set forth on Exhibit A attached hereto.
4. Recording Data for the Declaration. The recording data for the Declaration is Document No. 4913/1356 of the 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 of the Association and Contact Information for Managing Agent. The current mailing address for the Association is Owners Association at Country Lakes, Inc., c/o Insight Association Management, 2400 Lakeside Blvd., Suite 550, Richardson, TX 75082. The Association's managing agent is Insight Association Management, 2400 Lakeside Blvd., Suite 550, Richardson, TX 75082, phone number (214) 494-6002, and email address resales@insightam.com.
6. Association Website. The current website for the Association where current versions of the dedicatory instruments are made available is countrylakeshoa.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:

Owners Association at Country Lakes, Inc. a Texas non-profit corporation.

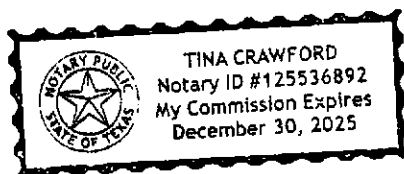
By: _____

Bruce Crawford, Managing Agent

THE STATE OF TEXAS §
 §
COUNTY OF DENTON §

This instrument was acknowledged before me on this 4th day of December 2025, by Bruce Crawford, Insight Association Management, Managing Agent for Owners Association at Country Lakes, 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 Owners Association at Country Lakes, Inc. recorded in the Map or Plat Records of Denton County

- Country Lakes North - Phase 1
Filed in Denton County, Texas
Document No. U/625
- Country Lakes North Phase
Filed in Denton County, Texas
Document No. W/77
- Country Lakes North - Phase 2
Filed in Denton County, Texas
Document No. W/917
- Country Lakes North - Phase 2A
Filed in Denton County, Texas
Document No. W/79
- Country Lakes North - Phase 2B
Filed in Denton County, Texas
Document No. W/572
- Country Lakes North - Phase 3A1 & 3B
Filed in Denton County, Texas
Document No. 2016-39
- Country Lakes North - Phase 3C
Filed in Denton County, Texas
Document No. 2014-7
- Country Lakes North - Phase 3C-1
Filed in Denton County, Texas
Document No. 2011-57
- Country Lakes North - Phase 3C-2
Filed in Denton County, Texas
Document No. 2012-185
- Country Lakes North - Phase 4
Filed in Denton County, Texas
Document No. 2014-6

Exhibit A Continued

[Recording Data for the Subdivision]

Plats of Owners Association at Country Lakes, Inc. recorded in the Map or Plat Records of Denton County

- Country Lakes North - Phase 5A
Filed in Denton County, Texas
Document No. 2020-29
- Country Lakes North - Phase 7
Filed in Denton County, Texas
Document No. 2018-378
- Country Lakes North - Phase 5B
Filed in Denton County, Texas
Document No. 2021-323
- Country Lakes North Phase 6AB
- Filed Denton County, Texas
- Document No. 2022-152
- Country Lakes North – Phase 5B
Filed Denton County, Texas
Document No. 134306
- Country Lakes North – Phase 6AB
Filed Denton County, Texas
Document No. 134307

Exhibit B

[Recording Data for the Declaration]

Amendments to the Declaration for Owners Association at Country Lakes, Inc. recorded with Denton County

- a. Declaration recorded under Document No. 4913-1356, Official Public Records of Denton County, Texas.
- b. Declaration, First Amendment recorded under Document No. 5282-5843, Official Public Records of Denton County, Texas.
- c. Supplemental Declaration recorded under Document No. 2003-93993, Official Public Records of Denton County, Texas.
- d. Supplemental Declaration recorded under Document No. 2005-123070, Official Public Records of Denton County, Texas.
- e. Supplemental Declaration recorded under Document No. 2005-17458, Official Public Records of Denton County, Texas.
- f. Supplemental Declaration recorded under Document No. 2005-79667, Official Public Records of Denton County, Texas.
- g. Second Supplemental Declaration recorded under Document No. 2006-43183, Official Public Records of Denton County, Texas.
- h. Supplemental Declaration recorded under Document No. 2007-17161, Official Public Records of Denton County, Texas.
- i. Supplemental Declaration recorded under Document No. 2007-17160, Official Public Records of Denton County, Texas.
- j. Assignment of Declarant Rights recorded under Document No. 2010-54870, Official Public Records of Denton County, Texas.
- k. Supplemental Declaration recorded under Document No. 2011-52053, Official Public Records of Denton County, Texas.
- l. Supplemental Declaration recorded under Document No. 2012-101108, Official Public Records of Denton County, Texas.
- m. Second Amendment to the Declaration recorded under Document No. 2013-48990, Official Public Records of Denton County, Texas.

Exhibit B Continued

[Recording Data for the Declaration]

Amendments to the Declaration for Owners Association at Country Lakes, Inc. recorded with Denton County

- n. Assignment of Declarant Rights recorded under Document No. 2015-16378, Official Public Records of Denton County, Texas.
- o. Release From Declaration recorded under Document No. 2015-19816, Official Public Records of Denton County, Texas.
- p. Third Amendment to the Declaration recorded under Document No. 2018-143485, Official Public Records of Denton County, Texas.
- q. Fourth Amendment to the Declaration recorded under Document No. 2020-178073, Official Public Records of Denton County, Texas.
- r. Supplemental Declaration recorded under Document No. 2016-88530, Official Public Records of Denton County, Texas.
- s. Supplemental Declaration recorded under Document No. 2016-83931, Official Public Records of Denton County, Texas.
- t. Supplemental Declaration recorded under Document No. 2018-124386, Official Public Records of Denton County, Texas.
- u. Supplemental Declaration recorded under Document No. 2020-67569, Official Public Records of Denton County, Texas.
- v. Correction Supplemental Declaration recorded under Document No. 2020-69219, Official Public Records of Denton County, Texas.
- w. Supplemental Declaration recorded under Document No. 2020-176440, Official Public Records of Denton County, Texas.
- x. Release of Declarant Rights recorded under Document No. 2021-69807, Official Public Records of Denton County, Texas.
- y. Second Supplemental Declaration recorded under Document No. 2023-119534 Official Public Records of Denton County, Texas.
- z. Fourth Supplemental Declaration recorded under Document No. 2024-27316 Official Public Records of Denton County, Texas.

Exhibit B Continued

[Recording Data for the Declaration]

aa. Sixth Supplemental Declaration recorded under Document No. 2024-86934 Official Public Records of Denton County, Texas

Exhibit C

[Description and Fees Associated to Transfer of Title]

Management Fees

1. Premier Resale Disclosure 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. Working Capital Contribution..... 1/6 of Annual Assessment