

Denton County
Juli Luke
County Clerk

Instrument Number: 57814

ERecordings-RP

CERTIFICATE

Recorded On: May 29, 2025 10:16 AM

Number of Pages: 3

" Examined and Charged as Follows: "

Total Recording: \$33.00

***** 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: 57814
Receipt Number: 20250529000105
Recorded Date/Time: May 29, 2025 10:16 AM
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

MANAGEMENT CERTIFICATE

This Management Certificate is recorded pursuant to Section 209.004 of the Texas Property Code.
This amends all prior Management Certificates filed for this Association.

This MANAGEMENT CERTIFICATE (this "Certificate") is made effective as of May 21, 2025 by LC Flower Mound Commercial Association, Inc. a/k/a Lakeside Crossing, a Texas non-profit corporation (the "Association").

WITNESSETH:

WHEREAS, the Declarant for Lakeside Crossing has previously placed of record that certain Declaration of Covenants, Conditions and Restrictions for Lakeside Crossing filed of record on or about March 4, 2021 (the "Declaration") and recorded at File No. 2021-38144 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 Lakeside Crossing.

WHEREAS, the Association was duly formed on January 10, 2024, as LC Flower Mound Commercial Association, Inc. a/k/a Lakeside Crossing.

WHEREAS, the Association has caused this Certificate to be prepared and filed in accordance with the provisions of the Texas Property Code 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 subdivision which is subject to the Declaration is Lakeside Crossing.
2. Name of the Association. The name of the Association is the LC Flower Mound Commercial Association, Inc. a/k/a Lakeside Crossing and is located at Denton County, Texas. The mailing address for the Association is Secure Association Management, PO Box #51555, Denton, TX 76205.
3. Recording Data for the Subdivision. The Declaration, Bylaws and Plats to the subdivision and any amendments, supplements and additions thereto have been recorded in the Denton County Clerk's office.
4. Recording Data for the Declaration. The Declaration for the Association was filed on or about March 4, 2021 (the "Declaration") recorded at File No. 2021-38144 in the Real Property Records of Denton County, Texas; which Declaration is incorporated herein for all purposes and any amendments or supplements thereto.

The Declaration was amended as follows:

- On or about January 3, 2022 at Instrument #647.

5. The Name and Mailing Address of Managing Agent. The Association's managing agent is:

Secure Association Management
PO Box #51555
Denton, TX 76205

6. Manager of the Association. The telephone number for the manager of the Association is 940-497-7328 and the email address for the manager of the Association is info@secure-mgmt.com.

7. Website for the Association. The website for the Association is www.secure-mgmt.com.


8. Resale Certificates: Resale Certificates may be requested by contacting Secure Association Management at info@secure-mgmt.com. The cost of a Resale Certificate is \$375.00. The cost of a Transfer Fee is up to \$500.00. The cost of a Rush Fee is \$100.00. Transfer and Rush Fees are subject to change at the management company's discretion.

IN WITNESS WHEREOF, the undersigned has caused this Certificate to be executed as of the date first above written.

ASSOCIATION:

LC Flower Mound Commercial Association, Inc. a/k/a
Lakeside Crossing, a Texas non-profit corporation

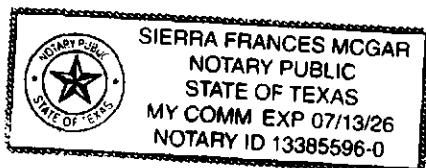
By:


Authorized Representative for
LC Flower Mound Commercial Association, Inc.
a/k/a Lakeside Crossing

THE STATE OF TEXAS §
COUNTY OF DALLAS §

This instrument was acknowledged before me on this 21st day of May, 2025 by John Mackenzie, Authorized Representative for LC Flower Mound Commercial Association, Inc. a/k/a Lakeside Crossing, a Texas non-profit corporation, on behalf of such corporation.

Notary Public in and for the State of Texas




Notary Public Signature