

VG-364-2021-202100357912

Dallas County
John F. Warren
Dallas County Clerk

Instrument Number: 202100357912

Real Property Recordings

Recorded On: December 01, 2021 11:16 AM

Number of Pages: 3

" Examined and Charged as Follows: "

Total Recording: \$30.00

***** 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: 202100357912
Receipt Number: 20211201000563
Recorded Date/Time: December 01, 2021 11:16 AM
User: Sebastian O
Station: CC19

Record and Return To:

VILLAGE ASSOCIATION MANAGEMENT, LLC
PO BOX 460057
GARLAND TX 75046



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

PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE

Name of Subdivision: Homes of Lake Terrace, an addition to the City Garland, Dallas County, Texas

Name of Association: Homes of Lake Terrace Homeowners Association, Inc.

Mailing Address of the Association: Homes of Lake Terrace HOA, Inc.
c/o Village Association Management, LLC
P.O. Box 460057, Garland, TX 75046-0057
Association Website: NONE

Name and contact information of the person or entity managing the Association:

Entity: Village Association Management, LLC

Person: Mary Kathryn Lightsey

Mailing Address: P.O. Box 460057, Garland, TX 75046-0057

Phone: (214) 552-1629 Fax: (877) 568-9199

Email: info@villagemgmt.com Website: www.villagemgmt.com

Recording Information Declaration and Amendments

Document Title	Recording Information
Plat	Volume 2005137, Page 124, Map Records of Dallas County, Texas As amended by Second Replat as Instrument Number 200600000678 Map Records of Dallas County, Texas
Declaration of Covenants, Conditions and Restrictions for Homes of Lake Terrace HOA, Inc.	Official Public Records, Dallas County, TX Document Number: 200600191344 Filed on May 26, 2006 at 07:56:00 A.M.

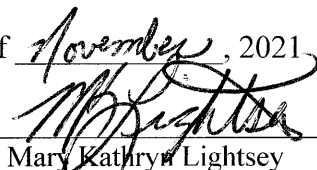
Additional Information and Fees Charged in Connection with a Transfer of Ownership

1. Resale Certificate Fee is currently \$280.00 but will not exceed \$375.00
2. Buyer's Capital Contribution (Contribution to the Reserve) is \$200.00
3. Homes of Lake Terrace HOA is a mandatory property owners association in a gated community. Buyers are advised to independently examine the use restrictions to thoroughly understand the maintenance and usage requirements.
4. Homes of Lake Terrace HOA is an association containing twenty-six lots.
5. Common Areas include easements, perimeter fences/walls/gates and entry way flowerbeds.
6. All building plans and changes to the unit exterior require preapproval from the ACC.

PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE

Signed this 13 day of November, 2021

By:

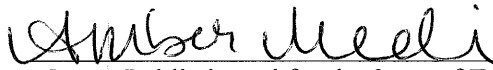


Mary Kathryn Lightsey
Village Association Management, L.L.C.
Managing Agent for Homes of Lake Terrace HOA, Inc.

NOTARY'S ACKNOWLEDGEMENT

STATE OF TEXAS
COLLIN COUNTY

On this 13 day November, 2021 before me personally appeared Mary Kathryn Lightsey, to me known to be the person described in and who executed the foregoing instrument and acknowledged to me that he/she executed the same as his/her free act and deed.


Notary Public in and for the State of Texas

