



LAKESIDE VILLAGE HOMEOWNERS ASSOCIATION, INC., MANAGEMENT CERTIFICATE

This Property Owners' Association Management Certificate is being recorded by Lakeside Village Homeowners Association, Inc. (the "Association") in compliance with the terms of Chapter 209 of the Texas Property Code and supersedes any prior management certificate filed by the Association. The Association submits the following additional information:

Name of the Subdivision: Lakeside Village

Name of the Association: Lakeside Village Homeowners Association, Inc.

Recording Data for the Association:

The Subdivision plats, revisions and amendments thereto are recorded in the Plat Cabinets and at the Slide numbers shown below in the Plat Records of Rockwall County, Texas, and/or filed of record under the Instrument numbers shown below in the Deed Records or Real Property Records of Rockwall County, Texas:

	Date Filed:	Cabinet/Slide	Instrument #
Lakeside Village Homeowners Association, Inc., Phase One	9/8/1971	A/137	19710000000140
Lakeside Village Homeowners Association, Inc., Phase Two	9/8/1971	A/138	19710000000141
Lakeside Village Homeowners Association, Inc., Phase Two	12/6/1971	A/139	19710000000142
Lakeside Village Homeowners Association, Inc., Phase One, Replat of Lots A-1 thru A-6	10/12/1972	A/152	19720000000151
Lakeside Village Homeowners Association, Inc., Phase Three	10/12/1972	A/155	19720000000153
Lakeside Village Homeowners Association, Inc., Phase One Re-plat of Lots D-1 thru D-70, and abandonment of Lots C-16 & F-1 thru F-10	9/5/1972	A/156	19720000000154
Lakeside Village Homeowners Association, Inc., Phase One Re-plat of Lots D-1 thru D-70, and abandonment of Lots C-16 & F-1 thru F-10	12/6/1972	A/158	19720000000156

Lakeside Village Homeowners Association, Inc., Phase Four	2/1/1973	A/161	19730000000158
Lakeside Village Homeowners Association, Inc., Phase Four	3/7/1973	A/164	19730000000161
Lakeside Village Homeowners Association, Inc., Phase One-A	9/15/1977	A/274	19770000000249
Lakeside Village Homeowners Association, Inc., Phase No. 5	4/30/1985	B/228	198500000576290
Lakeside Village Homeowners Association, Inc., Phase One, Replat of Lot D-3	3/7/1989	C/51	198900000924281
Lakeside Village Homeowners Association, Inc., Phase Two, Amended Plat of Lots L-42 thru L-47	11/6/1995	C/297,298	199500001562351
Lakeside Village Homeowners Association, Inc., Phase Two, replat of Lots 16-A and 16-B	3/4/1997	C/384	199700001707110
Lakeside Village Homeowners Association, Inc., Phase Two. Amended plat of Lots 14-A & 14-B, vacating replatting filed in Cabinet C, Slide 384	6/10/1997	D/6	199700001739220
Lakeside Village Homeowners Association, Inc., Phase Two, amended plat for Lots 6-A & 6-B	7/1/1997	D/10	199700001747011
Lakeside Village Homeowners Association, Inc., Phase V-A	6/16/1998	D/103	199800001867430
Lakeside Village Homeowners Association, Inc., Phase V-B	11/17/1999	D/207, 208	199900002107841
Lakeside Village Homeowners Association, Inc., Phase V-A, replat of Lot 7, Block B	2/1/2000	D/227	200000002136830
Lakeside Village Homeowners Association, Inc., Phases 2, 3 & 4, Replat of Block L, Lots 65,66,69,70,78 thru 80, 85 thru 93, Block M, Lots 33, 72 thru 79, 83 thru 85, Block P, Lots 3, 4, 58 thru 62, 71 thru 74, 82 thru 85, 92,93,96,97,102,103	2/1/2000	D/217, 218, 219	200000002136761

Lakeside Village Homeowners Association, Inc., Phase 3, Jackson Resubdivision of E/2 of Lot L-69, and Lot L-68	11/2/2000	D/302	200000002270351
Lakeside Village Homeowners Association, Inc., Phase Four, Cutcomb Resubdivision of Lots N-43 and N-44	2/22/2001	D/373	200100002314960
Lakeside Village Homeowners Association, Inc., Phase 2, replat of Lots 9-A and 9-B	5/1/2001	E/9	200100002346131
Lakeside Village Homeowners Association, Inc., Phase 1, Replat of Lots C-17 and C-18	5/1/2001	E/10	200100002346150
Lakeside Village Homeowners Association, Inc., Phase 2, Replat of Lots M-15 thru M-21	8/8/2001	E/83	200100002401370
Lakeside Village Homeowners Association, Inc., Phase 2, Replat of Lots M-72 thru M-85	12/28/2001	E/153	200100002478491
Lakeside Village Homeowners Association, Inc., Phase 1, Replat of Lots D69 and D70	2/13/2003	E/269	200300002725440
Lakeside Village Homeowners Association, Inc., Phase 3, Replat Part of Lots L-53, L-54, L-55, L-71, L-72, L-77, and L-78	3/20/2003	E/275	200300002749830
Lakeside Village Homeowners Association, Inc., Phase 2, Replat of Lots M-15 thru M-21, and L-15 thru L-20	6/25/2003	E/313,314	200300002821450
Lakeside Village Homeowners Association, Inc., Phase V-C	10/22/2003	E/351,352	200300002914020
Lakeside Village Homeowners Association, Inc., Phase V-B, Replat of Lots 19 and 20	2/9/2004	F/19,20	200400002980971

Recording Data for Restrictions:

The Declarations and other governing documents for the Association are recorded in the Books and Pages in the Real Property Records of Rockwall County, Texas, shown below and/or filed under the Instrument #'s shown below in the Deed Records or Real Property Records of Rockwall County, Texas:

	Date Filed:	Book / Page	Instrument #
Declaration of Covenants, Conditions and Restrictions for Lakeside Village Homeowners Association, Inc.	9/29/1971	99 / 130	19710000990130
Amendment to Lakeside Village Declaration of Covenants, Conditions, and Restrictions	4/3/75	116 / 784	19750000003156
Second Amendment to Lakeside Village Declaration of Covenants, Conditions, and Restrictions	12/7/77	131 / 1	19770000012824
Agreed Final Judgment dated 4/18/1994 between Jordan Properties Company, and Lakeside Village Homeowners Association, Inc.	4/18/1994 in District Court Minutes		20250000006680
Declaration of Covenants, Conditions and Restrictions for Lakeside Village , Phase V	5/25/94	893 / 54, & 906 / 14	19940000140558
Bylaws of Lakeside Village Homeowners Association, Inc.	1/21/04	3369/267	20040000297037
General Rules and Regulations and Supplementary Rules and Regulations	2/13/04	3398 / 161	00298460
Amended and Restated Bylaws of Lakeside Village Homeowners Association, Inc.	3/17/04	3439 / 162	20040000300392
General Rules and Regulations and Supplementary Rules and Regulations	4/15/04	3476 / 192	00302128
Architectural Guidelines Including Architectural Approval Procedures, Architectural Requirements, and Exterior Maintenance and Enforcement Policy	11/18/05	4302 / 277	00341877
General Rules and Regulations and Supplementary Rules and Regulations	5/4/06	4546 / 158	00353317

Architectural Guidelines Including Architectural Approval Procedures, Architectural Requirements, and Exterior Maintenance and Enforcement Policy	5/10/07	5059 / 185	2007-00377703
General and Supplementary Rules and Regulations	5/11/08	5392 / 222	2008-00394784
Articles of Incorporation for Lakeside Village Homeowners Association, Inc.; and Articles of Amendment to Articles of Incorporation of Lakeside Village Homeowners Association, Inc.; and Architectural Guidelines for Phase V of Lakeside Village Homeowners Association, Inc.	8/10/11	6522 / 193	20110000454031
Rainwater Harvesting System Policy	5/7/12	6785 / 289	2012-00467076
Solar Device Policy and Energy Efficient Roofing Policy	5/7/12	6785 / 284	2012-00467075
Flag Display and Flagpole Installation Policy	5/7/12	6785 / 293	20120000467077
Display of Certain Religious Items Policy	5/7/12	6785 / 298	20120000467078
Email Registration Policy	5/7/12	6785/317	20120000467081
General Rules and Regulations and Supplementary Rules and Regulations	9/15/14		20140000013247
Rules and Regulations Governing Lakeside Village Golf Course	7/12/18		20180000012323
Updated Architectural Guidelines for Exterior Paint and Roofs; and Required Covenant Compliance Inspection (CCI) With Resale	1/3/20		20200000000132
ARA Denial and Appeal Hearing Policy	6/15/22		20220000013298
Architectural Review Authority Policy and Charter	6/15/22		20220000013295
Deed Restriction Hearing Policy	6/15/22		20220000013296

Large Contract Bid Solicitation Policy	6/15/22		20220000013299
Policy Regarding Records Inspection and Production	6/15/22		20220000013300
Policy Regarding Records Retention	6/15/22		20220000013301
Towing Policy for Vehicles Parked in Fire Lanes	7/27/22		20220000016776
Assessment Collection Policy	11/29/23		20230000020013
Covenant Enforcement Policy and Fining Schedule	3/5/24		20240000003607
Maintenance Shed Area Trash Dumpster Use Policy	4/19/24		20240000006680
Partial Restatement and Amendment to Lakeside Village Homeowners Association, Inc.'s Architectural Guidelines and Enforcement Rules and Regulations; and Rules and Regulations Relating to Appearance and Maintenance of Homeowners' Properties	3/26/25		20250000004982

Name, Mailing Address, Phone Number and Email of the Association:

Lakeside Village Homeowners Association, Inc.
4100 Village Drive
Rockwall, Texas 75087
(972) 771-0131
NTXcustomercare@associa.us

Name, Mailing Address, Telephone Number, and E-Mail Address of Person Managing the Association or its Designated Representative:

Principal Management Group of North Texas
801 E. Campbell Road, Suite 620
Richardson, TX 75081
214-368-4030
NTXcustomercare@associa.us

Website Address of the Association:

www.Lakeside-Village.com

Property Transfer Fee(s) Charged by the Association:

New account setup fee establishing new owner's account in the Association's records: \$95.00

Resale Certificate: \$375.00

Resale Certificate Update: \$75.00

Legacy Account Closure Fee: \$220.00

Refinance Statement of Account: \$75.00

Expedite fee for Resale Certificate prior to 10 business day delivery obligation:

\$175.00 for 1-day expedite.

\$120.00 for 3-day expedite.

Executed on this 2nd day of May, 2025.

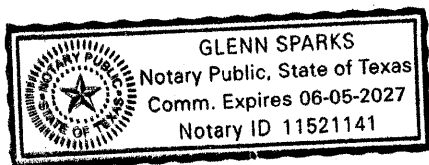
Lakeside Village Homeowners Association, Inc., acting
by and through its managing agent, Principal Management
Group of North Texas,


By: 
Norman Marks, Community Association Manager

STATE OF TEXAS

COUNTY OF DALLAS

This instrument was acknowledged before me this 2nd day of May, 2025, by
Norman Marks, acting in his capacity as Community Association Manager on behalf of Principal
Management Group of North Texas, acting in its capacity as managing agent for Lakeside Village
Homeowners Association, Inc. a Texas nonprofit corporation, on behalf of such corporation.




Notary Public, State of Texas

THE STATE OF TEXAS

COUNTY OF ROCKWALL

I hereby certify that this instrument was FILED on the
date and the time stamped hereon by me and was duly
RECORDED in the Records of Rockwall County, Texas.

20250000007658 CERTIFICATE
05/02/2025 10:20:14 AM Total Fees: \$53.00

Jennifer Fogg, County Clerk
Rockwall County, TX

