

**Denton County
Juli Luke
County Clerk**

Instrument Number: 100486

ERecordings-RP

CERTIFICATE

Recorded On: September 08, 2025 01:41 PM

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: 100486
Receipt Number: 20250908000469
Recorded Date/Time: September 08, 2025 01:41 PM
User: Debra S
Station: Station 23

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.
Henry Oddo Austin & Fletcher, P.C.
1717 Main Street, Suite 4600
Dallas, Texas 75201

STATE OF TEXAS §
 §
COUNTY OF DENTON §

**CONDOMINIUM ASSOCIATION
MANAGEMENT CERTIFICATE
FOR
THE OFFICES AT STONEBROOK CROSSING
OWNERS ASSOCIATION, INC.**

This CONDOMINIUM ASSOCIATION MANAGEMENT CERTIFICATE (this "*Certificate*") is made on behalf of THE OFFICES AT STONEBROOK CROSSING OWNERS ASSOCIATION, INC., a Texas non-profit corporation (the "*Association*").

WITNESSETH:

WHEREAS, CLB-FRISCO WEST 1, LLC, a Texas limited liability corporation, in its capacity as Declarant, executed and previously placed of record that certain Declaration of the Offices at Stonebrook Crossing, a Condominium, filed on January 27, 2023, and recorded under Instrument No. 2023-8446, in the Official Public Records of Denton County, Texas (the "*Declaration*"), including any amendments thereof or supplements thereto are 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 Uniform Condominium Act as provided in Section 82.116 of the Texas Property Code.

NOW, THEREFORE, the undersigned hereby certifies as follows on behalf of the Association:

1. **Name of the Condominium.** The name of the subdivision which is the subject of the Declaration is SEC F.M. 423 & OLD NEWMAN.
2. **Name of the Association.** The name of the Association is The Offices at Stonebrook Crossing Owners Association, Inc., a Texas non-profit corporation.
3. **Location of the Condominium.** The condominium is located at 400 Stonebrook Parkway, City of Frisco, Denton County, Texas, 75036.
4. **Recording Data for the Subdivision.** The recording data for the subdivision is that certain Plat recorded as Instrument No. 2023-17 in the Official Public Records of Denton County, Texas, as amended or re-platted.

5. **Recording Data for the Declaration.** The Declaration is recorded Instrument No. 2023-8446 in the Official Public Records of Denton County, Texas, including all amendments thereof and supplements thereto.

6. **Name and Contact information for the Association or the Managing Agent of the Association.** The current mailing address for the Association is c/o LSW Commercial Property Management, 17130 Dallas Pkwy, Ste 140, Dallas, TX 75248. The telephone number is 469-209-6039, and email address is info@lswcpm.com.

7. **Website.** The Association's website may be found at <https://lswcpm.cincwebaxis.com/>.

8. **Fees Due Upon Property Transfer.**

Type of Property Transfer	Dollar Amount
Resale Fee	\$350.00
Transfer Fee	\$200.00
Reserve Capital Fee	\$570.00

9. **Resale Certificates and Other Information.** Resale Certificates and other information regarding the Association may be requested through <https://www.homewisedocs.com/>.

IN WITNESS WHEREOF, the undersigned has caused this Certificate to be executed on behalf of the Association in compliance with Section 82.116 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:

THE OFFICES AT STONEBROOK
CROSSING OWNERS ASSOCIATION, INC.,
a Texas non-profit corporation

By: _____

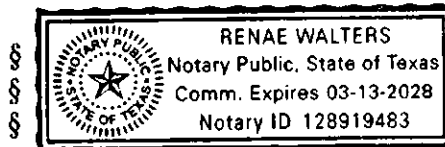
Lonna Blake

Vice-President

LSW Commercial Property Management

STATE OF TEXAS

COUNTY OF DENTON



This instrument was acknowledged before me on the 29 day of August, 2025 by Lonna Blake, the agent of LSW Commercial Property Management on behalf of The Offices at Stonebrook Crossing Owners Association, Inc., a Texas non-profit corporation.

Rena Walters
Notary Public, State of Texas

MANAGEMENT CERTIFICATE