D224007534 01/16/2024 10:05 AM Page: 1 of 3 Fee: \$28.00 Submitter: Sears, Bennett & Gerdes, LLP Electronically Recorded by Tarrant County Clerk in Official Public Records Roman Nicholand MARY LOUISE NICHOLSON

## PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE **FOR** LAKESIDE CENTER TOWNHOMES HOMEOWNERS ASSOCIATION, INC.

COUNTY CLERK

THE STATE OF TEXAS	3	
	Ş	
COUNTY OF TARRANT	3	

The undersigned, being the Managing Agent of Lakeside Center Townhomes Homeowners Association, Inc. a non-profit corporation organized and existing under the laws of the State of Texas, submits the following information pursuant to Section 209.004 of the Texas Property Code which supersedes any prior Management Certificate filed by Lakeside Center Townhomes Homeowners Association, Inc.:

- 1. Name of Subdivision: Lakeside Center Townhomes.
- 2. Name of Association: Lakeside Center Townhomes Homeowners Association, Inc.
- 3. Recording Data for the Subdivision:
  - a) Lots 1 through 8, and Lot 9X, Block B, Lakeside Center Addition, as addition to the Town of Flower Mound, according to the Plat thereof recorded on July 16, 2019, as Document Number 2019-301, of the Deed Records of Denton County, Texas, and under Instrument Number D219154018 of the Deed Records of Tarrant County, Texas.\
- 4. Recording Data for the Declaration:
  - a) Declaration of Covenants, Conditions and Restrictions for Lakeside Center Townhomes recorded on July 11, 2022, as Document No. D222173649 in the Official Public Records of Tarrant County, Texas.
- 5. Name and Mailing Address of the Association is: Lakeside Center Townhomes Homeowners Association, Inc. c/o FirstService Residential Texas, Inc., 14951 North Dallas Pkwy., Suite 600, Dallas, TX 75254.
- 6. Name and Mailing Address of Person Managing the Association or Its Designated Representative is: Lakeside Center Townhomes Homeowners Association, Inc. c/o FirstService Residential Texas, Inc., 14951 North Dallas Pkwy., Suite 600, Dallas, TX 75254.
- 7. Telephone Number to Contact the Association is: 214-871-9700.
- 8. Email Address to Contact the Association: Mgmt-CertificateTX@fsresidential.com

SDG: FSR-0001

D224007534 Page 2 of 3

- 9. <u>The Association's website may be found at:</u> <u>https://Lakeside</u>CenterTownhomes.connectresident.com
- 10. Fees charged by the Association upon the sale or transfer of Property:
  - a. Resale Certificate: \$375.00 or more not to exceed the maximum allowable rate.
  - b. Rush Fee for Resale Certificate:
    - i. 1-2 days: \$125.00.
    - ii. 3-5 days: \$75.00.
  - c Updated Certificate: after 30 days of issuance of the original \$75.00
  - d. Transfer Fee: \$340.00.
  - e. Welcome Packet Fee: \$26.50.
  - f. Refinance Fee: \$150.00.
  - g. Rush Fee for Refinance:
    - i. 1-2 days: \$125.00.
    - 11. 3-5 days: \$75.00.
  - h. Lender Questionnaire (optional): \$350.00.
  - i. Copy of Governing Documents (optional): \$345.00.
  - i. Initial Contribution: \$350.00.
  - k. Two (2) months assessments due in advance at closing.

Executed on this the day of January 2024.

LAKESIDE CENTER TOWNHOMES HOMEOWNERS ASSOCIATION, INC.

Ву:

Patrick Droesch, President of FirstService

Residential Texas, Inc.

Property Owners Association Management Certificate SDG: FSR-0001

D224007534 Page 3 of 3

THE STATE OF TEXAS

\$ ACKNOWLEDGMENT
COUNTY OF DALLAS

\$

BEFORE ME, the undersigned notary public, on this the <u>IO</u> day of January 2024 personally appeared Patrick Droesch, President of FirstService Residential Texas, Inc., and Managing Agent of Lakeside Center Townhomes Homeowners Association, Inc. known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that s/he executed the same for the purpose and in the capacity therein expressed and on behalf of the Association.

Notary Public in and for the State of Texas



**E-RECORDED BY:** 

SEARS
BENNETT
& GERDES, LLP

6548 Greatwood Pkwy. Sugar Land, Texas 77479