

AFTER RECORDING, PLEASE RETURN TO: Prestige Star Management LLC
c/o: Kim Gill MBR
3045 Lackland Rd
Fort Worth, TX 76116

STATE OF TEXAS

COUNTY OF JOHNSON

PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE
FOR

CRYSTAL SPRINGS OF JOHNSON COUNTY HOME OWNERS ASSOCIATION, INC.

This PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE (this "Certificate") is made on behalf of CRYSTAL SPRINGS OF JOHNSON COUNTY HOME OWNERS ASSOCIATION, INC., a Texas non-profit corporation (the "Association").

WITNESSETH:

WHEREAS, LACKLAND JOHNSON COUNTY DEVELOPMENT, LLC., a Texas corporation, as Declarant, executed and previously placed of record that certain Declaration of Covenants, Conditions and Restrictions for CRYSTAL PALACE ESTATES, PHASE TWO Residential Community, dated November 30, 2022 recorded on December 7, 2022 and recorded under Instrument No. 2022-41305 in the Official Public Records of Johnson County, Texas, (the "Declaration") as supplemented or amended, is 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 Residential Property Owners Protection Act as provided in Section 209.004 of the Texas Property Code.

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

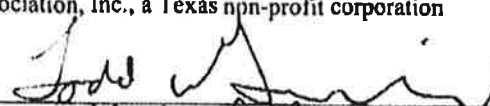
1. Name of the Subdivision. The name of the subdivision which is the subject of the Declaration is Crystal Palace Estates, Phase II
2. Name of the Association. The name of the Association is CRYSTAL SPRINGS OF JOHNSON COUNTY HOME OWNERS ASSOCIATION, INC.
3. Recording Data for the Subdivision. The recording data for the subdivision are those certain maps or plats for Crystal Palace Estates, located in Johnson County, Texas and described on Exhibit "A" attached and incorporated herein by reference thereto.
4. Recording Data for the Declaration. The recording data for the Declaration is Instrument No. 2022-41305 in the Official Public Records of Johnson County, Texas, including any amendments and supplements thereto.
5. Name, Mailing Address, and Telephone Number of Managing Agent. The name and mailing address for the Association is c/o Prestige Star Management, LLC, 3045 Lackland Rd., Fort Worth, Texas 76116, telephone number (817) 231-0148.

6. Resale Certificates and Other Information. Resale Certificates may be requested via HomeWiseDocs. Additional information may be requested by contacting the Association c/o Prestige Star Management, LLC. The telephone number for Prestige Star Management is 817-231-0148.

IN WITNESS WHEREOF, the undersigned has caused this Certificate to be executed as on behalf of the Association in compliance with Section 209.004 of the Texas Property Code.

ASSOCIATION:

Crystal Springs of Johnson County Home Owners Association, Inc., a Texas npn-profit corporation


BY: Todd Greenfield
Title: Director

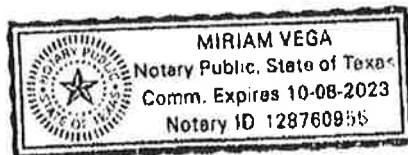
By: Prestige Star Management, LLC, a Texas limited liability Company, it's managing company


BY: Kim Gill
Title: Member

STATE OF TEXAS

COUNTY OF TARRANT

This instrument was acknowledged before me on this day of February, 13, 2023 by Todd Greenfield, a Director for Crystal Springs of Johnson County Home Owners Association, Inc.

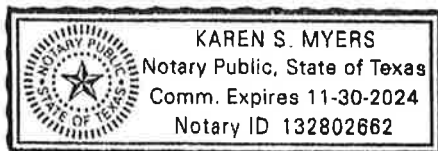



Notary Public, State of Texas

STATE OF TEXAS

COUNTY OF TARRANT

This instrument was acknowledged before me on this day of 15, Feb, 2023 by _____, the Managing Agent of Prestige Star Management, LLC, a Limited Liability Company, the managing company of Crystal Palace Estates Property Owners Association, Inc.



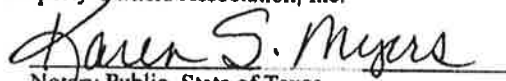

Notary Public, State of Texas

EXHIBIT "A"

**Lots 1-37 Block 1, Lots 1-28 Block 2,
Lot 8 Block 3,**

**Lots 1-9 Block 4, Lots 1-5 Block 5, CRYSTAL PALACE ESTATES, PHASE TWO,
Being a replat of Lot 7 Block 1, Lot 1 Block 2, Lot 8 Block 3, Lot 1 Block 4, Lot 1 Block 5,
According to the Plat recorded in Volume 8, Page 681, Plat Records, Johnson County, Texas.**



VG-105-2023-3809

Johnson County
April Long
Johnson County Clerk

COPY

Instrument Number: 2023 - 3809

Real Property Recordings

Recorded On: February 15, 2023 03:04 PM

Number of Pages: 4

" Examined and Charged as Follows: "

Total Recording: \$34.00

******* 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: 2023 - 3809
Receipt Number: 20230215000156
Recorded Date/Time: February 15, 2023 03:04 PM
User: Leslie S
Station: ccl83

Record and Return To:

PRESTIGE STAR MANAGEMENT LLC
C/O KIM GILL MBR
3045 LACKLAND RD
FORT WORTH TX 76116



**STATE OF TEXAS
Johnson 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 Johnson County, Texas**

April Long
Johnson County Clerk

April Long



Johnson County Clerk

April Long
2 N. Main S, Room 131
Cleburne, TX 76033

Main: (817)556-6310 **Fax:** (555)555-5555

Receipt: 20230215000156

Date: 02/15/2023

Time: 03:04PM

By: Leslie S

Station: ccl83

Status: ORIGINAL COPY

<u>Seq</u>	<u>Item</u>	<u>Document Description</u>	<u>Number</u>	<u>Number Of</u>	<u>Amount</u>	<u>Serial Number</u>	<u>GF Number</u>
1	Real Property Recordings	PrOAMCr	3809	4	\$34.00		
2	General Copy			4	\$4.00		
3	Credit Card Fee			1	\$1.90		

Order Total (3) \$39.90

<u>Seq</u>	<u>Payment Method</u>	<u>Transaction Id</u>	<u>Comment</u>	<u>Total</u>
1	Credit Card	28744Z		\$39.90
Total Payments (1)				\$39.90
Change Due				\$0.00

DAWN GREEN

For more information about the County Clerk's office and to search property records online, please visit <http://www.johnsoncountytexas.org/government/county-clerk>