

CRYSTAL LAKE HOMEOWNERS ASSOCIATION

MANAGEMENT CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

KNOWN ALL MEN BY THESE PRESENTS:

Pursuant to the provisions of Section 209.004 of the Texas Property Code, the undersigned property owner's association hereby records this Management Certificate for Crystal Lake Homeowners Association.

1. The name of the subdivision is: Crystal Lake.
2. The name of the Association is: Crystal Lake Homeowners Association (the "Association").
3. The recording data for the subdivision is as follows: See Exhibit "A" attached hereto.
4. The recording data for the Declaration is as follows:
 - (i) Declaration of Covenants, Conditions, and Restrictions for Crystal Lake, filed of record on September 12, 1986, at Instrument No. 198601781528, Volume 86178, Page 1685 *et seq.* of the Deed Records of Dallas County, Texas; and
 - (ii) First Amendment to Declaration of Covenants, Conditions, and Restrictions for Crystal Lake, filed of record on September 15, 2000, at Instrument No. 200001134733, Volume 2000181, Page 00474 *et seq.* of the Deed Records of Dallas County, Texas.
5. The name and mailing address of the Association: Crystal Lake Homeowners Association, c/o Alternative Management Group, Inc., 310 E I-30m #320, Garland, Texas 75043, Telephone Number: 972-503-2644, eric@amgidallas.com.
6. The name and mailing address of the person managing the Association: Alternative Management Group, Inc., Attn: Eric Johnson, 310 E I-30m #320, Garland, Texas 75043, Telephone Number: 972-503-2644, eric@amgidallas.com.
7. The website address of the Association: www.CRYSTALLAKEHOA.INFO.com
8. The amount and description of a fee or fees charged by the Association relating to a property transfer in the subdivision:

Resale Certificate:	\$ 375.00	375.00 Resale/Transfer
Transfer Fee:	\$ 75.00	\$75 Update Fee
9. Other information the Association considers appropriate: Prospective purchasers are advised to independently examine the Declaration, Bylaws, and all other governing documents of the Association, together with obtaining an official Resale Certificate and performing a comprehensive physical inspection of the lot/home and common areas, prior to purchase.

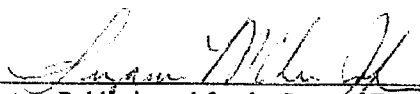
IN WITNESS WHEREOF, this Management Certificate is hereby executed by its duly authorized managing agent on the 30th day of April, 2025.

CRYSTAL LAKE HOMEOWNERS ASSOCIATION

By:  Eric Johnson
Eric Johnson, Managing Agent

STATE OF TEXAS §
§
COUNTY OF Dallas §

This instrument was acknowledged before me on this 30th day of April, 2025, by Eric Johnson, of Alternative Management Group, Inc., the Managing Agent of Crystal Lake Homeowners Association, a Texas property owners association, on behalf of said Texas property owners association.


Notary Public in and for the State of Texas

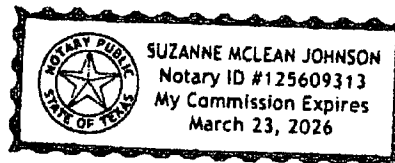


Exhibit "A"

1. Declaration of Covenants, Conditions, and Restrictions for Crystal Lake, filed of record on September 12, 1986, at Instrument No. 198601781528, Volume 86178, Page 1685 *et seq.* of the Deed Records of Dallas County, Texas.
2. Exhibit A - Surveyor's Certificate of Correction, filed of record on August 12, 1993, at Instrument No. 199301561282, Volume 93156, Page 5096 *et seq.* of the Deed Records of Dallas County, Texas.
3. First Amendment to Declaration of Covenants, Conditions, and Restrictions for Crystal Lake, filed of record on September 15, 2000, at Instrument No. 200001134733, Volume 2000181, Page 00474 *et seq.* of the Deed Records of Dallas County, Texas.
4. Notice of Filing of Dedicatory Instruments for Crystal Lake Addition, filed of record on October 24, 2000, at Instrument No. 200001177636, Volume 2000208, Page 00050 *et seq.* of the Deed Records of Dallas County, Texas.
5. First Supplement to Notice of Filing of Dedicatory Instruments for Crystal Lake Addition, filed of record on April 22, 2003, at Instrument No. 200302295431, Volume 2003076, Page 10722 *et seq.* of the Deed Records of Dallas County, Texas.

**Dallas County
John F. Warren
Dallas County Clerk**

Instrument Number: 202500090115

eRecording - Real Property

Recorded On: May 01, 2025 03:46 PM

Number of Pages: 4

" 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: 202500090115

Receipt Number: 20250501000647

Recorded Date/Time: May 01, 2025 03:46 PM

User: Pamela G

Station: CC149

Record and Return To:

Simplifile



**STATE OF TEXAS
COUNTY OF DALLAS**

**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

A handwritten signature in black ink, appearing to be "JFW", is written over a faint, larger signature that is partially visible in the background.