PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE FOR LAKE BREEZE ESTATES HOMEOWNERS ASSOCIATION, INC.

THE STATE OF TEXAS

COUNTY OF COLLIN

The undersigned, being the Managing Agent of Lake Breeze Estates 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 Lake Breeze Estates Homeowners Association, Inc.:

- 1. Name of Subdivision: Lake Breeze Estates.
- 2. Name of Association: Lake Breeze Estates Homeowners Association, Inc.
- 3. Recording Data for the Subdivision:
 - a) Lake Breeze Estates, an addition to the City of Lavon, Collin County, Texas, per the plat recorded under Book No. 2002, Page 655-657, and Document No. 200010000402, Plat Records of Collin County, Texas.
- 4. Recording Data for the Declaration:
 - a) Lake Breeze Declaration recorded on July 22, 2002, under Document No. 2022000113466 in the Official Public Records of Collin County, Texas.
- 5. Name and Mailing Address of the Association is: Lake Breeze Estates 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: Lake Breeze Estates Homeowners Association, Inc. c/o FirstService Residential Texas, Inc., 14951 North Dallas Pkwy., Suite 600, Dallas, TX 75254.
- 7. <u>Telephone Number to Contact the Association is:</u> 214-871-9700.
- 8. Email Address to Contact the Association: Mgmt-CertificateTX@fsresidential.com
- 9. The Association's website may be found at: https://LakeBreezeEstates.connectresident.com

Property Owners Association Management Certificate SDG: FSR-0001

- 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.
 - ii. 3-5 days: \$75.00.
 - h. Lender Questionnaire (optional): \$350.00.
 - Copy of Governing Documents (optional): \$345.00.
 - Working Capital Fee: \$250.00.
 - k. Working Capital Fee for sale from Developer to Builder: \$500.00.

Executed on this the day of January 2024.

LAKE BREEZE ESTATES **HOMEOWNERS** ASSOCIATION, INC.

By:

Patrick Droesch, President of FirstService

Residential Texas, Inc.

Property Owners Association Management Certificate SDG: FSR-0001

THE STATE OF TEXAS § S ACKNOWLEDGMENT COUNTY OF DALLAS §

BEFORE ME, the undersigned notary public, on this the <u>10</u> day of January 2024 personally appeared Patrick Droesch, President of FirstService Residential Texas, Inc., and Managing Agent of Lake Breeze Estates 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

SDG: FSR-0001

Collin County Honorable Stacey Kemp Collin County Clerk

Instrument Number: 2024000005037

eRecording - Real Property

HOMEOWNERS ASSOC DOCS

Recorded On: January 16, 2024 10:04 AM 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: Record and Return To:

Document Number: 2024000005037

Receipt Number: 20240116000493

Recorded Date/Time: January 16, 2024 10:04 AM

User: Suzanne S Station: Station 9



STATE OF TEXAS COUNTY OF COLLIN

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 Public Records of Collin County, Texas.

CSC

Honorable Stacey Kemp Collin County Clerk Collin County, TX

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