

AFTER RECORDING RETURN TO:

**Judd A. Austin, Jr.
Henry Oddo Austin & Fletcher, P.C.
1700 Pacific Avenue
Suite 2700
Dallas, Texas 75201**

**STATE OF TEXAS §
 §
COUNTY OF COLLIN §**

**PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE
FOR
LEXINGTON ASSOCIATION OF HOMEOWNERS, INC.**

This PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE (this "*Certificate*") is made on behalf of LEXINGTON ASSOCIATION OF HOMEOWNERS, INC., a Texas non-profit corporation (the "*Association*").

WITNESSETH:

WHEREAS, BLUEBONNET BR DEVELOPMENT, LLC, a Texas limited liability company, as Declarant, executed and placed of record that certain Declaration of Covenant, Conditions and Restrictions for Lexington Country filed on September 29, 2016, as Instrument No. 20160929001312460 in the Official Public Records of Collin 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 Lexington – Phase One, Phase Two, Phase Three, Phase Four, Phase Five, Phase Six, Phase Seven, Phase Eight, Phase Nine, Phase Ten, Phase Eleven A, Eleven B, Phase Twelve, Phase Thirteen, and Phase Fourteen.

2. Name and Mailing Address of the Association. The name of the Association is Lexington Association of Homeowners, Inc., and its mailing address is c/o SBB Management Company, 12801 N Central Expy, Suite 1401, Dallas, Texas 75243.

3. Recording Data for the Subdivision. The recording data for the subdivision are those certain maps or plats for Lexington, an addition to the City of Frisco, Collin County, Texas,

according to the plats/maps, and any amendments thereof or supplements thereto, recorded in the Official Public Records of Collin County, Texas. The recording data is attached as Exhibit A and incorporated herein for all purposes.

4. Recording Data for the Declaration. The recording data for the Declaration is 20160929001312460, and any amendments thereof or supplements thereto in the Official Public Records of Collin County, Texas.

5. Name and Contact Information for the Association or the Managing Agent of the Association. The Association's managing agent is SBB Management Company, 12801 N Central Expy, Suite 1401, Dallas, Texas 75243, phone number (972) 960-2800 or (469) 980-7780, and email is emailus@sbbsmanagement.com.

6. Website. The Association's website may be found at https://portal.chaparralmanagement.com/Home_v2/login and www.sbbmanagement.com.

7. Fees Due Upon Property Transfer. Fees charged relating to a property transfer are: (i) \$375.00 as resale certificate fee; (ii) \$30.00 as resale certificate update fee; (iii) rush fees: (a) 1 business day - \$250.00; (b) 3 business days - \$175.00; (c) 5 business days - \$125.00; (iv) \$225.00 as lender questionnaire fee; and (v) \$275.00 as transfer fee.

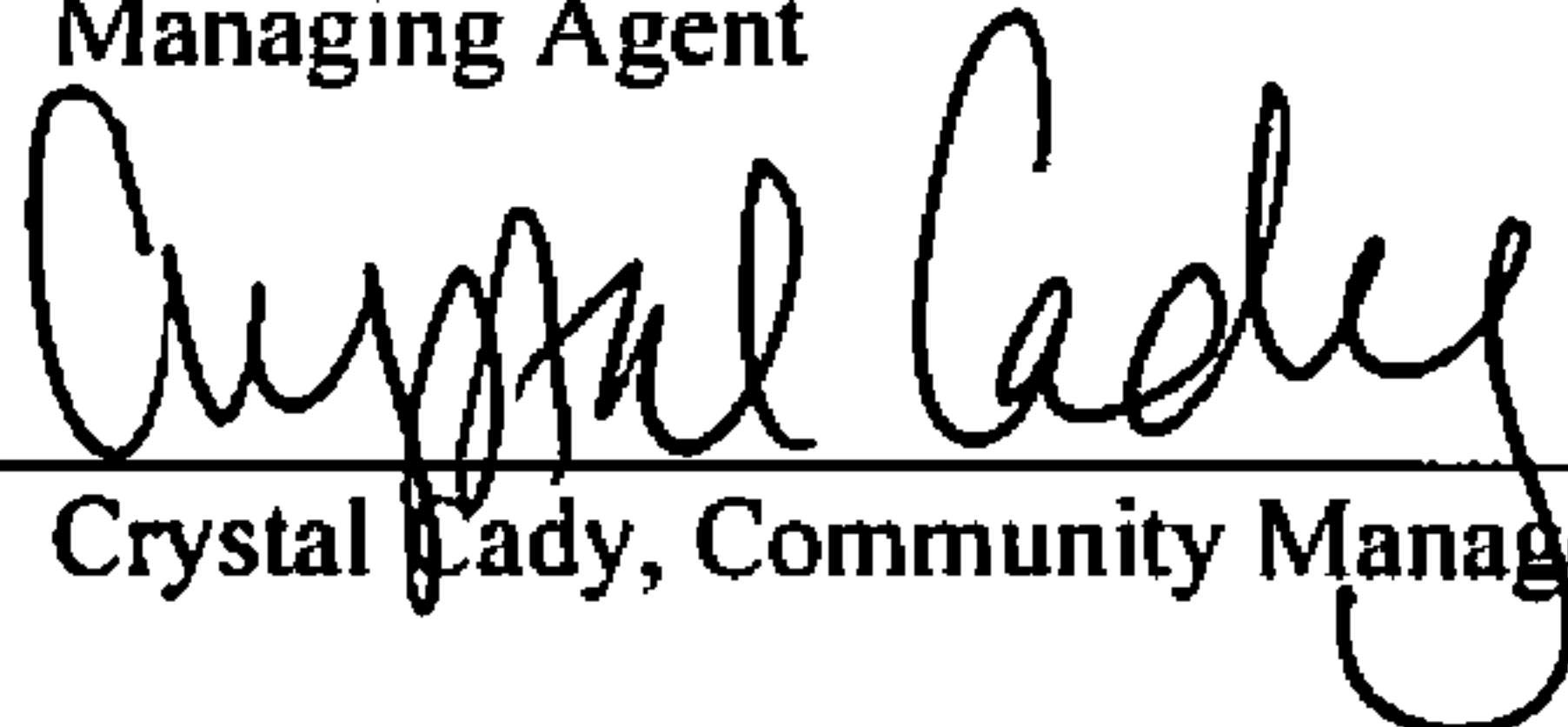
8. Resale Certificates: Resale Certificates may be requested by contacting the Association c/o HomeWiseDocs via www.homewisedocs.com or SBB Management Company via www.sbbmanagement.com. The telephone number for HomeWiseDocs is (866) 925-5004. The telephone number for SBB Management Company is (972) 960-2800. Alternatively, you may contact the office for SBB Management Company at 12801 N Central Expy, Suite 1401, Dallas, Texas 75243.

IN WITNESS WHEREOF, the undersigned has caused this Certificate to be executed on behalf of the Association in compliance with Section 209.004 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:


**LEXINGTON
ASSOCIATION OF HOMEOWNERS, INC.,
a Texas non-profit corporation**

By: SBB Management Company
Its: Managing Agent

By: 
Crystal Cady, Community Manager

STATE OF TEXAS §
 §
COUNTY OF COLLIN §

This instrument was acknowledged before me on the 15 day of September 2021,
by Crystal Cady, Community Manager with SBB Management Company, the Managing Agent of
Lexington Association of Homeowners, Inc., a Texas non-profit corporation.



Notary Public, State of Texas

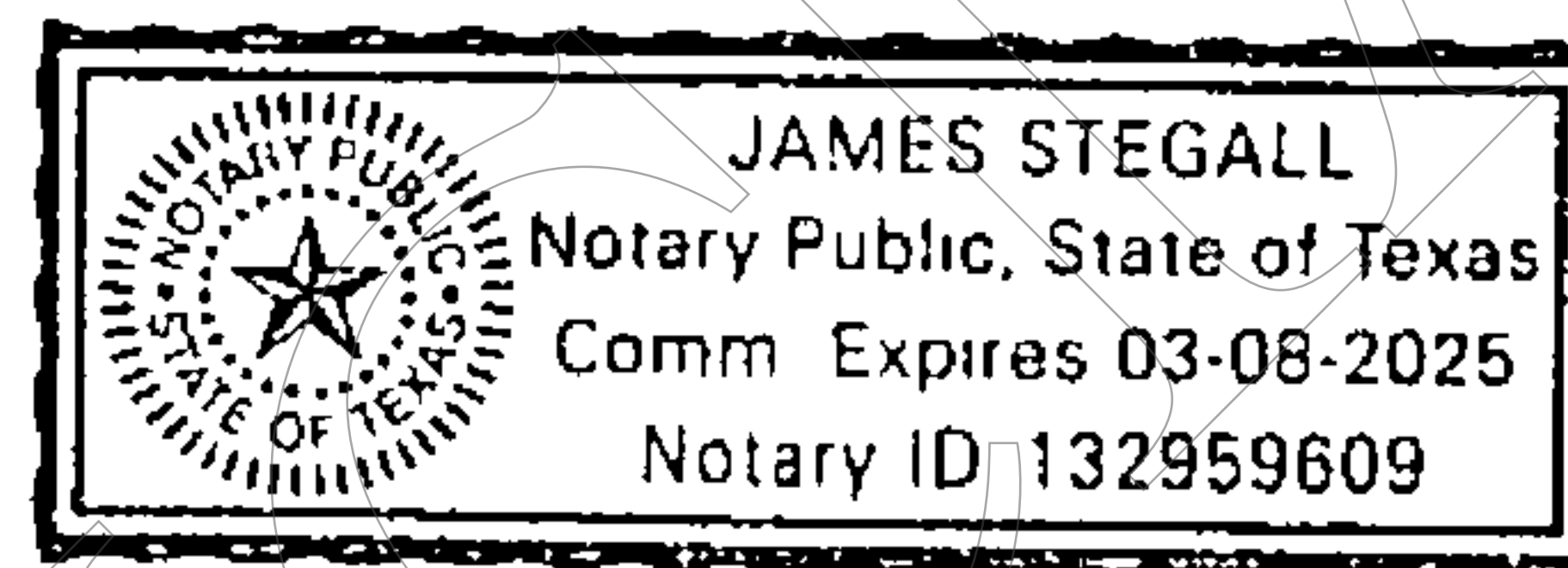


EXHIBIT A

Those tracts and parcels of real property located in the City of Frisco, Collin County, Texas and more particularly described as follows:

- All property subject to the **Declaration of Covenant, Conditions and Restrictions for Lexington Country** filed on September 29, 2016 as **Instrument No. 20160929001312460** in the **Official Public Records of Collin County, Texas**, including amendments and supplements thereto; and
- All property subject to the **Final Plat of LEXINGTON Phase One**, an addition to the City of Frisco, Collin County, Texas, according to the **Map or Plat thereof Recorded in Volume 2016, Page 789**, of the **Map and/or Plat Records, Collin County, Texas**; and
- All property subject to the **Final Plat of LEXINGTON Phase Two**, an addition to the City of Frisco, Collin County, Texas, according to the **Map or Plat thereof Recorded in Volume 2016, Page 789**, of the **Map and/or Plat Records, Collin County, Texas**; and
- All property subject to the **Final Plat of LEXINGTON Phase Three**, an addition to the City of Frisco, Collin County, Texas, according to the **Map or Plat thereof Recorded in Volume 2016, Page 789**, of the **Map and/or Plat Records, Collin County, Texas**; and
- All property subject to the **Final Plat of LEXINGTON Phase Four**, an addition to the City of Frisco, Collin County, Texas, according to the **Map or Plat thereof Recorded in Volume 2016, Page 791**, of the **Map and/or Plat Records, Collin County, Texas**; and
- All property subject to the **Final Plat of LEXINGTON Phase Five**, an addition to the City of Frisco, Collin County, Texas, according to the **Map or Plat thereof Recorded in Volume 2016, Page 789**, of the **Map and/or Plat Records, Collin County, Texas**; and
- All property subject to the **Final Plat of LEXINGTON Phase Six**, an addition to the City of Frisco, Collin County, Texas, according to the **Map or Plat thereof Recorded in Volume 2017, Page 857**, of the **Map and/or Plat Records, Collin County, Texas**; and
- All property subject to the **Final Plat of LEXINGTON Phase Seven**, an addition to the City of Frisco, Collin County, Texas, according to the

Map or Plat thereof Recorded in Volume 2017, Page 246, of the Map and/or Plat Records, Collin County, Texas; and

- **All property subject to the Final Plat of LEXINGTON Phase Eight, an addition to the City of Frisco, Collin County, Texas, according to the Map or Plat thereof Recorded in Volume 2018, Page 757, of the Map and/or Plat Records, Collin County, Texas; and**
- **All property subject to the Final Plat of LEXINGTON Phase Nine, an addition to the City of Frisco, Collin County, Texas, according to the Map or Plat thereof Recorded in Volume 2018, Page 181, of the Map and/or Plat Records, Collin County, Texas; and**
- **All property subject to the Final Plat of LEXINGTON Phase Ten, an addition to the City of Frisco, Collin County, Texas, according to the Map or Plat thereof Recorded in Volume 2017, Page 657, of the Map and/or Plat Records, Collin County, Texas; and**
- **All property subject to the Final Plat of LEXINGTON Phase Eleven A, an addition to the City of Frisco, Collin County, Texas, according to the Map or Plat thereof Recorded in Volume 2019, Page 126, of the Map and/or Plat Records, Collin County, Texas; and**
- **All property subject to the Final Plat of LEXINGTON Phase Eleven B, an addition to the City of Frisco, Collin County, Texas, according to the Map or Plat thereof Recorded in Volume 2020, Page 627, of the Map and/or Plat Records, Collin County, Texas; and**
- **All property subject to the Final Plat of LEXINGTON Phase Twelve, an addition to the City of Frisco, Collin County, Texas, according to the Map or Plat thereof Recorded in Volume 2019, Page 563, of the Map and/or Plat Records, Collin County, Texas; and**
- **All property subject to the Final Plat of LEXINGTON Phase Thirteen, an addition to the City of Frisco, Collin County, Texas, according to the Map or Plat thereof Recorded in Volume 2020, Page 629, of the Map and/or Plat Records, Collin County, Texas; and**
- **All property subject to the Final Plat of LEXINGTON Phase Fourteen, an addition to the City of Frisco, Collin County, Texas, according to the Map or Plat thereof Recorded in Volume 2020, Page 632, of the Map and/or Plat Records, Collin County, Texas.**



Filed and Recorded
Official Public Records
Stacey Kemp, County Clerk
Collin County, TEXAS
09/16/2021 04:21:05 PM
\$42.00 DKITZMILLER
20210916001896060