

MANAGEMENT CERTIFICATE

This Management Certificate is recorded pursuant to Section 209.004 of the Texas Property Code.
This amends all prior Management Certificates filed for this Association.

This MANAGEMENT CERTIFICATE (this "Certificate") is made effective as of January 1, 2023 by The Lakes of Preston Vineyards Villas, Phase One, Homeowners Association, Inc., a Texas non-profit corporation (the "Association").

W I T N E S S E T H :

WHEREAS, the Declarant for Lakes of Preston Vineyards Villas, Phase One has previously placed of record that certain Declaration of Covenants, Conditions and Restrictions for Lakes of Preston Vineyards Villas, Phase One filed of record on or about November 24, 1999 (the "Declaration") and recorded at Instrument #99-0143173 in the Real Property Records of Collin County, Texas, which Declaration is incorporated herein for all purposes.

WHEREAS, Declarant has created the Association for the benefit of Lakes of Preston Vineyards Villas, Phase One.

WHEREAS, the Association was duly formed on January 30, 2000, as The Lakes of Preston Vineyards Villas, Phase One, Homeowners Association, Inc.

WHEREAS, the Association has caused this Certificate to be prepared and filed in accordance with the provisions of the Texas Property Code as provided in Section 209 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 subject to the Declaration is Lakes of Preston Vineyards Villas, Phase One.
2. Name of the Association. The name of the Association is The Lakes of Preston Vineyards Villas, Phase One, Homeowners Association, Inc. and is located at Collin County, Texas. The mailing address for the Association is 4Sight Property Management, 4760 Preston Rd. Suite 244-PMB 238, Frisco, TX 75034.
3. Recording Data for the Subdivision. The Declaration, Bylaws and Plats to the subdivision and any amendments, supplements and additions thereto have been recorded in the Collin County Clerk's office.
4. Recording Data for the Declaration. The Declaration for the Association was filed on or about November 24, 1999 (the "Declaration") recorded at Instrument #99-0143173 in the Real Property Records of Collin County, Texas; which Declaration is incorporated herein for all purposes and any amendments or supplements thereto.
5. The Name and Mailing Address of Managing Agent. The Association's managing agent is:

4Sight Property Management
4760 Preston Rd. Suite 244-PMB 238
Frisco, TX 75034

6. Manager of the Association. The telephone number for the manager of the Association is 469-287-8583 and the email address for the manager of the Association is HOAinformation@4SightPM.com.


7. Website for the Association. The website for the Association is <https://lakesofprestonvineyardsvillas.4sightpm.com/>

8. Resale Certificates: Resale Certificates may be requested by contacting 4Sight Property Management at 469-287-8583. The cost of a Resale Certificate is \$375.00. The cost for a rush fee is \$150. The cost for a change fee is \$75. The cost of a transfer fee is \$175.

IN WITNESS WHEREOF, the undersigned has caused this Certificate to be executed as of the date first above written.

ASSOCIATION:

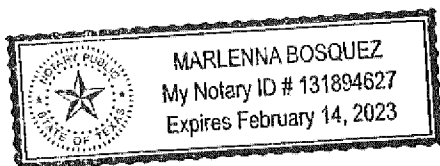
The Lakes of Preston Vineyards Villas, Phase One, Homeowners Association, Inc., a Texas non-profit corporation


By: 
Authorized Representative for
The Lakes of Preston Vineyards Villas, Phase
One, Homeowners Association, Inc.

THE STATE OF TEXAS §
COUNTY OF COLLIN §

This instrument was acknowledged before me on this 14th day of December, 2022 by Todd Gschwend, Authorized Representative for The Lakes of Preston Vineyards Villas, Phase One, Homeowners Association, Inc., a Texas non-profit corporation, on behalf of such corporation.

Notary Public in and for the State of Texas




Notary Public Signature

**Collin County
Honorable Stacey Kemp
Collin County Clerk**

Instrument Number: 2022000178866

eRecording - Real Property

HOMEOWNERS ASSOC DOCS

Recorded On: December 20, 2022 01:30 PM

Number of Pages: 3

" Examined and Charged as Follows: "

Total Recording: \$30.00

******* 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: 2022000178866
Receipt Number: 20221220000129
Recorded Date/Time: December 20, 2022 01:30 PM
User: Kristen M
Station: Workstation cck028

Record and Return To:

Simplifile



**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.**

Honorable Stacey Kemp
Collin County Clerk
Collin County, TX