

**Denton County
Juli Luke
County Clerk**

Instrument Number: 73152

ERecordings-RP

CERTIFICATE

Recorded On: July 02, 2025 01:02 PM

Number of Pages: 4

" Examined and Charged as Follows: "

Total Recording: \$37.00

******* 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: 73152
Receipt Number: 20250702000415
Recorded Date/Time: July 02, 2025 01:02 PM
User: Debra S
Station: Station 23

Record and Return To:

Corporation Service Company



STATE OF TEXAS
COUNTY OF DENTON

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 Denton County, Texas.

Juli Luke
County Clerk
Denton County, TX

**HIGHLANDS OF NORTHLAKE HOMEOWNER ASSOCIATION INC.
MANAGEMENT CERTIFICATE**

Pursuant to Texas Property Code Section 209.004, HIGHLANDS OF NORTHLAKE HOMEOWNER ASSOCIATION, INC., a Texas nonprofit corporation, hereby files its management certificate.

1. The name of the subdivision is: The Highlands (the "Subdivision")
2. The name of the Association is: Highlands of Northlake Homeowner Association, Inc. (the "Association")
3. The plats are recorded in the Official Public Records of Denton County, Texas in the following documents:
 1. Document No. 2015-348 (The Highlands, Phase 1)
 2. Document No. 2019-380 (The Highlands, Phase 2)
 3. Document No. 2022-345 (The Highlands, Phase 3A)
 4. Document No. 2023-103 (The Highlands, Phase 3B)
4. The recording data for the declaration is:
 1. Declaration of Covenants, Conditions & Restrictions for Highlands of Northlake Homeowner Association, Inc., recorded on December 13, 2015, as Document No. 2015-146599 of the Official Public Records of Denton County, Texas
 2. First Amendment to Declaration of Covenants, Conditions & Restrictions for Highlands of Northlake Homeowner Association, Inc., recorded on September 27, 2024, as Document No. 2024-104911 of the Official Public Records of Denton County, Texas
5. The mailing address of the Association is:

RealManage, LLC
P.O. Box 803555
Dallas, TX 75380
6. The name, mailing address, telephone number, and e-mail address of the person managing the Association or the Association's designated representative is:

RealManage, LLC
P.O. Box 803555
Dallas, TX 75380
866.473.2573
HIGNORTH@CiraMail.com
7. The website address of any Internet website on which the Association's dedicatory instruments are available in accordance with Section 207.006 is:

www.ciranet.com/residentportal.

8. The amount and description of a fee or fees charged by the Association relating to a property transfer in the Subdivision is:

Description	Fee
Resale Certificate	\$ 375.00
Conveyance/Transfer Fee	\$ 325.00
Refinance Fee	\$ 250.00
Statement of Account	\$ 295.00

Resale certificates are requested via the RealManage Closing Portal at: www.realmanage.com/closingportal.

9. Other information the Association considers appropriate:

Bylaws of Highlands of Northlake Homeowners Association, Inc., recorded on June 9, 2025 as Document No. 2025-62303 of the Official Public Records of Denton County, Texas

[SIGNATURE PAGE FOLLOWS]

EXECUTED AND EFFECTIVE this 1st day of July, 2025.

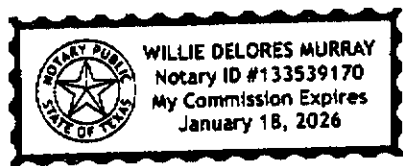
ASSOCIATION:

HIGHLANDS OF NORTHLAKE HOMEOWNER ASSOCIATION, INC.,
a Texas nonprofit corporation

By: Emily Dale
Name: Emily Dale
Title: Director

STATE OF TEXAS §
 §
COUNTY OF Collin §

On this 1 day of July, 2025, before me, the undersigned notary public, personally appeared Emily Dale, Managing Agent of HIGHLANDS OF NORTHLAKE HOMEOWNER ASSOCIATION, INC., a Texas nonprofit corporation, known to me to be the person whose name is subscribed to the within instrument, and acknowledged that she or he executed the same for the purposes and consideration set forth therein.



Willie DeLores Murray
Notary Public, in and for the State of Texas

AFTER RECORDING, RETURN TO:

Barton Benson Jones PLLC
Attn: Adrian R. Coronado
1803 Broadway St., Suite 840
San Antonio, Texas 78215