

*Mary Louise Nicholson*  
MARY LOUISE NICHOLSON  
COUNTY CLERK

**AFTER RECORDING RETURN TO:**

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

STATE OF TEXAS           §  
  §  
COUNTY OF TARRANT   §

**PROPERTY OWNERS' ASSOCIATION  
MANAGEMENT CERTIFICATE  
OF LAKE VISTA RANCH HOMEOWNERS' ASSOCIATION, INC.**

This MANAGEMENT CERTIFICATE (this "Certificate") is made effective as of May 3, 2023, by Lake Vista Ranch Homeowners Association, Inc. a Texas non-profit corporation (the "Association").

WITNESSETH

WHEREAS, Jabez Development, L.P., a Texas limited partnership ("Declarant") has previously placed of record that certain Declaration of Covenants, Conditions and Restrictions for Lake Vista Ranch Homeowners Association, Inc., dated August 25<sup>th</sup>, 2015 (the "Declaration") recorded as Document Number D215191600 in the Official Public Records of Tarrant County, Texas which Declaration 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:

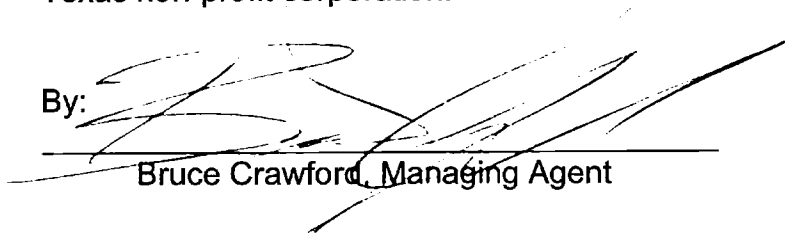
1. Name of the Subdivision. The name of the Subdivisions which are subject to the Declaration are set forth in Exhibit A attached hereto.
2. Name of the Association. The name of the Association is Lake Vista Ranch Homeowners Association, Inc.
3. Recording Data for the Subdivision. Recording data for the Subdivisions are set forth on Exhibit A attached hereto.
4. Recording Data for the Declaration. The recording data for the Declaration is Document Number D21169360 in the Official Public Records of Tarrant County, Texas. The recording data for amendments to the Declaration is set forth on Exhibit B attached hereto.

- 5. Mailing Address of the Association and Contact Information for Managing Agent. The current mailing address for the Association is Lake Vista Ranch Homeowners Association, Inc., c/o Insight Association Management, 275 W. Campbell Road, Suite 620, Richardson, TX 75080. The Association's managing agent is Insight Association Management, 275 W. Campbell Road, Suite 620, Richardson, TX 75080, phone number (214) 494-6002, and email address [resales@insightam.com](mailto:resales@insightam.com).
- 6. Association Website. The current website for the Association where current versions of the dedicatory instruments is made available is [www.lakevistaranchhoa.com](http://www.lakevistaranchhoa.com)
- 7. Description and Fees Associated to Transfer of Title. The amount and description of fees charged relating to a transfer of title for the Association are set forth in Exhibit C.

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, and serves to take the place of all Management Certificates previously filed by the Association.

ASSOCIATION:  
 Lake Vista Ranch Homeowners Association, Inc., a  
 Texas non-profit corporation.

By:

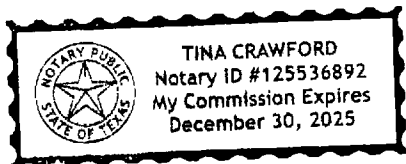


Bruce Crawford, Managing Agent

THE STATE OF TEXAS §  
 §  
 COUNTY OF TARRANT §

This instrument was acknowledged before me on this 3<sup>rd</sup> day of May 2023, by Bruce Crawford, Insight Association Management, Managing Agent for Lake Vista Ranch 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

**Exhibit A****[Recording Data for the Subdivision]**

Plats of Lake Vista Ranch Homeowners Association, Inc recorded in the Map or Plat Records of Tarrant County

- Lake Vista Ranch Homeowners Association #1  
Filed in Tarrant County, Texas  
Document No. D21169360
- Lake Vista Ranch Homeowners Association #1  
Filed in Tarrant County, Texas  
Document No. D217037271
- Lake Vista Ranch Homeowners Association #1  
Filed in Tarrant County, Texas  
Document No. D217048957
- Lake Vista Ranch Homeowners Association #1  
Filed in Tarrant County, Texas  
Document No. D218045762
- Lake Vista Ranch Homeowners Association #1  
Filed in Tarrant County, Texas  
Document No. D219057876
- Lake Vista Ranch Homeowners Association #1  
Filed in Tarrant County, Texas  
Document No. D220328328
- Lake Vista Ranch Homeowners Association #1  
Filed in Tarrant County, Texas  
Document No. D221197224

**Exhibit B**  
**[Recording Data for the Declaration]**

Amendments to the Declaration for Lake Vista Ranch Homeowners Association, Inc. recorded with  
Tarrant County

- a. Declaration recorded under Document No. D21169360, Official Public Records of Tarrant County, Texas.
- b. Amended Declaration recorded under Document No. D219171311, Official Public Records of Tarrant County, Texas.
- c. Amended Declaration recorded under Document No. D221235761, Official Public Records of Tarrant County, Texas.
- d. Amended Declaration recorded under Document No. D219171666, Official Public Records of Tarrant County, Texas.
- e. Amended Declaration recorded under Document No. D219274173, Official Public Records of Tarrant County, Texas.
- f. Certificate of Formation recorded under Document No. 596868690002, Official Public Records of Tarrant County, Texas
- g. Bylaws recorded under Document No. D215261003, Official Public Records of Tarrant County, Texas.
- h. Certificate and Memorandum of Recording recorded under Document No. D215191600, Official Public Record of Tarrant County, Texas.
- i. Fifth Amended Declaration recorded under Document No. D223071216, Official Public Record of Tarrant County, Texas.

**Exhibit C**

**[Description and Fees Associated to Transfer of Title]**

**Management Fees**

- 1. Premier Resale Disclosure Bundle (TREC Form, Statement of Account, and Association Documents).....\$450.00
- 2. Resale Disclosure (TREC Form) and Association Documents.....\$375.00
- 3. Resale Disclosure Update..... \$75.00
- 4. Transfer Fee..... \$250.00
- 5. 5 Day Rush Fee.....\$75.00
- 6. 3 Day Rush Fee.....\$100.00
- 7. 1 Day Expedited Rush Fee.....\$200.00
- 8. Custom Questionnaires.....\$165.00
- 9. Association Questionnaires.....\$125.00

**Association Fees**

- 1. Working Capital Fee.....\$500.00