

**Denton County  
Juli Luke  
County Clerk**

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**Instrument Number:** 136783

ERecordings-RP

RESTRICTIONS

Recorded On: December 05, 2025 01:15 PM

Number of Pages: 5

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**" Examined and Charged as Follows: "**

Total Recording: \$41.00

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**\*\*\*\*\* 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: 136783  
Receipt Number: 20251205000387  
Recorded Date/Time: December 05, 2025 01:15 PM  
User: Calinda B  
Station: Station 20

**Record and Return To:**

Simplifile



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

**MANAGEMENT CERTIFICATE  
OF  
LAKESHORE BLUFFS RESIDENTIAL COMMUNITY ASSOCIATION, INC.**

The undersigned, being an officer of Lakeshore Bluffs Residential Community Association, Inc., a Texas nonprofit corporation (the “**Association**”), and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

1.     The name of the subdivision: Lakeshore Bluffs.
2.     The name of the Association: Lakeshore Bluffs Residential Community Association, Inc., a Texas nonprofit corporation.
3.     The recording data for the subdivision: All that certain real property located in Denton County, Texas, made subject to that certain Declaration of Covenants, Conditions & Restrictions for Lakeshore Bluffs Subdivision, recorded in Document No. 2025-123157, Official Public Records of Denton County, Texas, as the same may be amended from time to time (the “**Declaration**”).
4.     The recording data for the Declaration and any amendments to the Declaration:  
See Attachment 1 to this Management Certificate.
5.     The name and mailing address of the Association: Lakeshore Bluffs Residential Community Association, Inc., c/o Vision Communities Management (VCM), 6111 West Plano Parkway, Suite 1000, Plano, Texas 75093.
6.     The name, mailing address, telephone number, and email address of the person managing the Association:

Name:                     Lakeshore Bluffs Residential  
                                  Community Association, Inc.  
                                  c/o Vision Communities Management (VCM)

Mailing Address:       6111 West Plano Parkway, Suite 1000  
                                  Plano, Texas 75093

Attn:                     Christi Garcia

Telephone Number:     972-612-2303

Email Address:         vcminfo@vcmtexas.com

7.     Website to access the Association’s dedicatory instruments:  
          <https://vcmtexas.com/>  
          (Follow “Find My Community” link.)

8. Amount and description of fees related to property transfer in the subdivision:

Resale Certificate - \$340.00

Statement of Account - \$50.00

Refinance Certificate - \$50.00

Transfer Fee - \$250.00

Working Capital Fee - \$375.00

Reserve Fund Fee - \$375.00

The Association fees cover all costs that the Association incurs related to a property transfer in the subdivision.

*[SIGNATURE PAGE FOLLOWS]*

This Certificate is effective as of the 4 day of December, 2025.

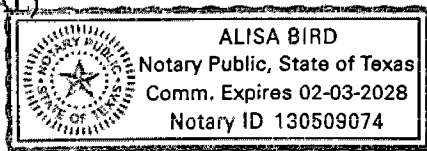
LAKESHORE BLUFFS RESIDENTIAL  
COMMUNITY ASSOCIATION, INC.,  
a Texas nonprofit corporation

By: [Signature]  
Printed Name: Spencer Wilson  
Title: Division President

STATE OF TEXAS           §  
                                      §  
COUNTY OF Dallas   §

This instrument was acknowledged before me on the 4 day of December, 2025 by Spencer Wilson as DIV President of LAKESHORE BLUFFS RESIDENTIAL COMMUNITY ASSOCIATION, INC., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

(SEAL)



[Signature]  
Notary Public Signature

**AFTER RECORDING RETURN TO:**

Robert D. Burton, Esq.  
Preston A. Patten, Esq.  
Winstead PC  
600 West Fifth Street, Suite 900  
Austin, Texas 78701  
Email: [rburton@winstead.com](mailto:rburton@winstead.com)  
[ppatten@winstead.com](mailto:ppatten@winstead.com)

### ATTACHMENT 1

1. Declaration of Covenants, Conditions & Restrictions for Lakeshore Bluffs Subdivision, recorded in Document No. 2025-123157, Official Public Records of Denton County, Texas.
2. Lakeshore Bluffs Community Manual, recorded in Document No. 2025-1366675, Official Public Records of Denton County, Texas.
3. Lakeshore Bluffs Notice of HOA Sale Fees and Adoption of Working Capital Fee, recorded in Document No. 2025-136661, Official Public Records of Denton County, Texas.
4. Lakeshore Bluffs Notice of HOA Sale Fees and Adoption of Reserve Fund Fee, recorded in Document No. 2025-136667, Official Public Records of Denton County, Texas.
5. Declarant Removal and Appointment of Directors for Lakeshore Bluffs Residential Community Association, Inc., recorded in Document No. 2025-136671, Official Public Records of Denton County, Texas.