

Denton County  
Juli Luke  
County Clerk

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Instrument Number: 157742

ERecordings-RP

CERTIFICATE

Recorded On: August 30, 2021 12:53 PM

Number of Pages: 3

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" Examined and Charged as Follows: "

Total Recording: \$34.00

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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: 157742  
Receipt Number: 20210830000560  
Recorded Date/Time: August 30, 2021 12:53 PM  
User: Melissa K  
Station: Station 41

**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

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 September 1 2021 by Chateau du Lac Homeowners Association, Inc., a Texas non-profit corporation (the "Association").

### W I T N E S S E T H :

WHEREAS, the Declarant for Chateau Du Lac has previously placed of record that certain Declaration of Covenants, Conditions and Restrictions for Chateau Du Lac filed of record on or about April 2, 2001 (the "Declaration") and recorded at Volume 4807, Page 03176 in the Real Property Records of Denton County, Texas, which Declaration is incorporated herein for all purposes.

WHEREAS, Declarant has created the Association for the benefit of Chateau Du Lac.

WHEREAS, the Association was duly formed on August 13, 2001, as Chateau du Lac 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 Chateau Du Lac.
2. Name of the Association. The name of the Association is the Chateau du Lac Homeowners Association, Inc. and is located at Denton County, Texas. The mailing address for the Association is Legacy Southwest Property Management, LLC, 8668 John Hickman Pkwy, Suite 801, 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 Denton County Clerk's office.
4. Recording Data for the Declaration. The Declaration for the Association was filed on or about April 2, 2001 (the "Declaration") recorded at Volume 4807, Page 03176 in the Real Property Records of Denton County, Texas; which Declaration is incorporated herein for all purposes and any amendments or supplements thereto.

The Declaration was amended as follows:

- On or about April 12, 2004 at Instrument #2004-44953;
- On or about August 26, 2004 at Instrument #2004-113906;
- On or about April 18, 2005 at Instrument #2005-45153;
- On or about December 15, 2006 at Instrument #2006-152750;
- On or about February 20, 2007 at Instrument #2007-19817;
- On or about January 2, 2008 at Document #2008-470; and

- On or about December 19, 2008 at Instrument #2008-134529.

5. The Name and Mailing Address of Managing Agent. The Association's managing agent is:

Legacy Southwest Property Management, LLC  
8668 John Hickman Pkwy, Suite 801  
Frisco, TX 75034

6. Manager of the Association. The telephone number for the manager of the Association is 214-705-1615 and the email address for the manager of the Association is propertymanagement@chateaudulachoa.com.

7. Website for the Association. The website for the Association is <https://www.chateaudulachoa.com/homepage.aspx>.

8. Resale Certificates: Resale Certificates may be requested by contacting Legacy Southwest Property Management, LLC at 214-705-1615. The cost of a Resale Certificate is as follows:

- Capitalization Fee: \$1,250.00
- Transfer Fee: \$150.00
- Resale Certificate: \$250.00

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

ASSOCIATION:

Chateau du Lac Homeowners Association, Inc., a Texas  
non-profit corporation

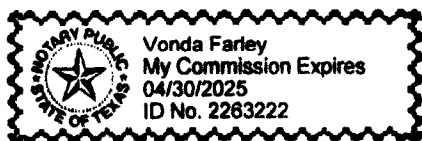
By: 


Authorized Representative for  
Chateau du Lac Homeowners Association, Inc.

THE STATE OF TEXAS       §  
COUNTY OF DENTON       §

This instrument was acknowledged before me on this 30 day of August, 2021 by Danielle Lascalere, Managing Agent, Authorized Representative for Chateau du Lac 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