PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE FOR MIRA LAGOS HOMEOWNERS ASSOCIATION, INC.

THE STATE OF TEXAS § § § COUNTIES OF DALLAS/TARRANT

The undersigned, being the Managing Agent of Mira Lagos Homeowners Association, Inc., a non-profit corporation organized and existing under the laws of the State of Texas, submits the following information pursuant to Section 209.004 of the Texas Property Code which supersedes any prior Management Certificate filed by Mira Lagos Homeowners Association, Inc.:

- 1. Name of Subdivision: Mira Lagos.
- 2. Name of Association: Mira Lagos Homeowners Association, Inc.
- 3. Recording Data for the Subdivision:

Mira Lagos is an addition to the city of Grand Prairie in Dallas and Tarrant County, Texas. The plats are recorded in the Plat Records of Tarrant and Dallas County, Texas are:

- a) Mira Lagos No. A-2B Filed in Cabinet A, Slide 11516, 11517, Plat Records Tarrant County, Texas.
- b) Mira Lagos No. E-1A Filed in Cabinet A, Slides 11600, 11601, Plat Records Tarrant County, Texas.
- c) Mira Lagos No. F-2, a subdivision in Tarrant County, Texas according to the plat thereof recorded in Cabinet A, Slide 9646 & 9647 of the Plat Records of Tarrant County, Texas.
- d) Mira Lagos No. G-1 Filed in Cabinet A, Slide 11844, Plat Records, Tarrant County, Texas.
- e) Final Plat, Mira Lagos No H Addition, recorded on November 13, 2014 as Instrument No. D214248757, Plat Records, Dallas County, Texas.
- f) La Jolla Phase 1, an addition to the City of Grand Prairie, Tarrant and Dallas Counties, Texas, according to the Plat thereof recorded in instrument No. D216268517, Plat Records, Tarrant County, Texas and instrument No. 201600335159, Plat Records, Dallas County, Texas.
- g) A tract of land situated in the City of Grand Prairie, Dallas and Tarrant County, Texas, a part of the B.B.B. and C.R.R. Company Survey, Abstract No. 199 (Tarrant County) and Abstract No. 1700 (Dallas County), a part of the James Estes Survey, Abstract No. 488 (Tarrant County), and being all of a tract of land described in a Trustee's Deed to Duke United limited as recorded in Volume 9529, Page 266, Tarrant County Deed Records
- 4. Recording Data for the Declaration:

SDG: FSR-0001

- a) Declaration of Covenants, Conditions and Restrictions for Mira Lagos, recorded on October 29, 2002, under Document No. D202307561, Real Property Records, Dallas and Volume 16091, Pages 0021.001-0021.067, Deed Records of Tarrant County, Texas.
- b) Declaration of Annexation to Declaration of Covenants, Conditions and Restrictions for Mira Lagos, recorded on April 30, 2004, under Instrument No. D204131697, Deed Records of Tarrant County, Texas.
- c) Second Declaration of Annexation and Amendment to Declaration of Covenants, Conditions and Restrictions for Mira Lagos, recorded on July 7, 2004, under Instrument No. D204210300, Deed Records of Tarrant County, Texas.
- d) Third Declaration of Annexation and Amendment to Declaration of Covenants, Conditions and Restrictions for Mira Lagos, recorded on December 30, 2005, under Instrument No. D205388318, Deed Records of Tarrant County, Texas.
- e) Fourth Amendment to Declaration of Covenants, Conditions and Restrictions for Mira Lagos, recorded on October 17, 2006, under Instrument No. D206324519, Deed Records of Tarrant County, Texas.
- f) Fifth Amendment to Declaration of Covenants, Conditions and Restrictions for Mira Lagos, recorded on January 27, 2015, under Instrument No. D215017060, Deed Records of Tarrant County, Texas.
- g) Sixth Amendment to Declaration of Covenants, Conditions and Restrictions for Mira Lagos, recorded on May 1, 2015, under Instrument No. D215090917, Deed Records of Tarrant County, Texas.
- h) Seventh Amendment to Declaration of Covenants, Conditions and Restrictions for Mira Lagos, recorded on May 31, 2016, under Instrument No. D216115080, Deed Records of Tarrant County, Texas.
- i) Declaration of Annexation to Declaration of Covenant, Conditions and Restrictions for Mira Lagos, recorded May 23, 2014 under Instrument No. 201400127035, Official Public Records of Dallas County, Texas.
- 5. Name and Mailing Address of the Association is: Mira Lagos Homeowners Association, Inc., c/o FirstService Residential Texas, Inc., 14951 North Dallas Pkwy., Suite 600, Dallas, TX 75254.
- 6. Name and Mailing Address of Person Managing the Association or Its Designated Representative is: Mira Lagos Homeowners Association, Inc., c/o FirstService Residential Texas, Inc., 14951 North Dallas Pkwy., Suite 600, Dallas, TX 75254.
- 7. Telephone Number to Contact the Association is: 214-871-9700.
- 8. Email Address to Contact the Association: Mgmt-CertificateTX@fsresidential.com
- 9. The Association's website may be found at: https://MiraLagos.connectresident.com

SDG: FSR-0001

- 10. Fees charged by the Association upon the sale or transfer of Property:
 - a. Resale Certificate: \$375.00 or more not to exceed the maximum allowable rate.
 - b. Rush Fee for Resale Certificate:
 - i. 1-2 days: \$125.00.
 - ii. 3-5 days: \$75.00.
 - c. Updated Certificate: after 30 days of issuance of the original \$75.00.
 - d. Transfer Fee: \$295.00.
 - e. Welcome Packet Fee: \$26.50.
 - f. Refinance Fee: \$150.00.
 - g. Rush Fee for Refinance:
 - i. 1-2 days: \$125.00.
 - ii. 3-5 days: \$75.00.
 - h. Lender Questionnaire (optional): \$350.00.
 - i. Copy of Governing Documents (optional): \$345.00.
 - j. Working Capital Contribution: \$200.00.

Executed on this the ______ day of September 2023.

MIRA LAGOS HOMEOWNERS ASSOCIATION, INC.

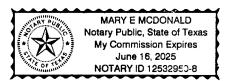
Patrick Droesch, President of FirstService

Residential Texas, Inc.

Property Owners Association Management Certificate SDG: FSR-0001

THE STATE OF TEXAS **ACKNOWLEDGMENT** COUNTY OF DALLAS

BEFORE ME, the undersigned notary public, on this the ______ day of September 2023 personally appeared Patrick Droesch, President of FirstService Residential Texas, Inc., and Managing Agent of Mira Lagos Homeowners Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that s/he executed the same for the purpose and in the capacity therein expressed and on behalf of the Association.



Notary Public in and for the State of Texas

E-RECORDED BY:

6548 Greatwood Pkwy. SUGAR LAND, TEXAS 77479

SDG: FSR-0001

Dallas County John F. Warren Dallas County Clerk

Instrument Number: 202300199082

eRecording - Real Property

Recorded On: September 28, 2023 11:53 AM Number of Pages: 5

" Examined and Charged as Follows: "

Total Recording: \$38.00

******* 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: Record and Return To:

Document Number: 202300199082 CSC Global

Receipt Number: 20230928000380

Recorded Date/Time: September 28, 2023 11:53 AM

User: Vickey J Station: Cc131



STATE OF TEXAS COUNTY OF DALLAS

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 Dallas County, Texas.

John F. Warren Dallas County Clerk Dallas County, TX