

**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:
  - a) Mira Lagos is an addition to the city of Grand Prairie located in Dallas and Tarrant County, Texas, according to the maps or plats thereof, recorded in the Map Records of Dallas and Tarrant 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, Slide 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 Counties, 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 Estates 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:

a) Mira Lagos is subject to the Declaration of Covenants, Conditions, and Restrictions for Mira Lagos Homeowners Association, Inc. which are filed in the real property records in Dallas and Tarrant County, Texas as follows:

- a. Filed Document: Declaration of Covenants, Conditions and Restrictions; Filed Date: October 29, 2002; Recording Information: Document No. D202307561, Real Property Records, Dallas, County, Texas and Volume 16091, Pages 0021.001-0021.067, Deed Records of Tarrant County, Texas.
- b. Filed Document: Declaration of Annexation to the Declaration of Covenants, Conditions and Restrictions; Filed Date: April 30, 2004; Recording Information: Instrument No. D204131697, Deed Records of Tarrant County, Texas.
- c. Filed Document: Second Declaration of Annexation and Amendment to the Declaration of Covenants, Conditions and Restrictions; Filed Date: July 7, 2004; Recording Information: Instrument No. D204210300, Deed Records of Tarrant County, Texas.
- d. Filed Document: Third Declaration of Annexation and Amendment to the Declaration of Covenants, Conditions and Restrictions; Filed Date: December 30, 2005; Recording Information: Instrument No. D205388318, Deed Records of Tarrant County, Texas.
- e. Filed Document: Fourth Amendment to Declaration of Covenants, Conditions and Restrictions; Filed Date: October 17, 2006; Recording Information: Instrument No. D206324519, Deed Records of Tarrant County, Texas.
- f. Filed Document: Fifth Amendment to Declaration of Covenants, Conditions and Restrictions; Filed Date: January 27, 2015; Recording Information: Instrument No. D215017060, Deed Records of Tarrant County, Texas.
- g. Filed Document: Sixth Amendment to Declaration of Covenants, Conditions and Restrictions; Filed Date: May 1, 2015; Recording Information: Instrument No. D215090917, Deed Records of Tarrant County, Texas.
- h. Filed Document: Seventh Amendment to Declaration of Covenants, Conditions and Restrictions; Filed Date: May 31, 2016; Recording Information: Instrument No. D216115080, Deed Records of Tarrant County, Texas.
- i. Filed Document: Declaration of Annexation to Declaration of Covenants, Conditions and Restrictions; Filed Date: May 23, 2014; Recording Information: 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: Resale Certificates and other information regarding the Association may be requested by contacting the Association c/o FirstService Residential via <https://www.fsresidential.com/texas/resale-and-lender-documents>. Alternatively, you may contact the office for FirstService Residential by e-mail at [Mgmt-CertificateTX@fsresidential.com](mailto:Mgmt-CertificateTX@fsresidential.com).
9. The Association's website is: [https:// miralagos.connectresident.com](https://miralagos.connectresident.com).
10. Fees charged by the Association upon the sale or transfer of Property:
  - a. Resale Disclosure Package: \$375.00.
    - i. 1-2 days: \$500.00.
    - ii. 3-5 days: \$450.00.
  - b. Resale Disclosure Update (Within 60 days of Original Request): \$75.00.
  - c. Transfer Fee: \$340.00.
  - d. Refinance Certificate Fee: \$150.00.
    - i. 1-2 days: \$275.00.
    - ii. 3-5 days: \$225.00.
  - e. Developer to Builder Fee: \$340.00.
  - f. HOA Questionnaire (optional): \$250.00.
  - g. Loan Estimate Questionnaire (optional): \$100.00.
  - h. Working Capital (Resales D/B to H): \$200.00.
  - i. Working Capital (Resales H to H): \$200.00.

Executed on this the 15<sup>th</sup> day of October 2024.

MIRA LAGOS HOMEOWNERS ASSOCIATION,  
INC.

By: Jennifer Huerta  
Jennifer Huerta, Market President of FirstService  
Residential Dallas Fort Worth, LLC

THE STATE OF TEXAS

§

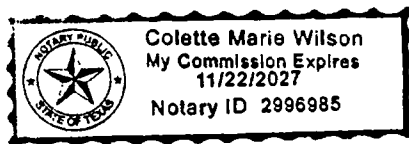
ACKNOWLEDGMENT

§

COUNTY OF DALLAS

§

BEFORE ME, the undersigned notary public, on this the 15<sup>th</sup> day of October 2024 personally appeared, Jennifer Huerta, President of FirstService Residential Texas, Inc., and Managing 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 me for the purpose and in the capacity therein expressed and on behalf of the Association.



[Signature]  
Notary Public in and for the State of Texas

E-RECORDED BY:

**ISG** | SEARS  
BENNETT  
& GERDES, LLP

6548 GREATWOOD PKWY.  
SUGAR LAND, TEXAS 77479

**Dallas County  
John F. Warren  
Dallas County Clerk**

---

**Instrument Number:** 202400209000

eRecording - Real Property

Recorded On: October 16, 2024 12:07 PM

Number of Pages: 5

---

**" 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: 202400209000  
Receipt Number: 20241016000263  
Recorded Date/Time: October 16, 2024 12:07 PM  
User: Kevin T  
Station: CC123.dal.ccdc

**Record and Return To:**

CSC Global



**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