



**MANAGEMENT CERTIFICATE**  
**(Texas Property Code Section 209.004)**

**Name of Subdivision:** Western Lake Estates

**Name of Association:** Western Lake Estates Owners Association

**Subdivision Recording Data:** The plat of Western Lake Estates, Parker County, Texas, according to the Final Plat thereof recorded in Cabinet A Slide 154, Cabinet A Slide 214, Cabinet A Slide 215, Cabinet F Slide 227, Cabinet F Slide 747, Cabinet A Slide 153, Cabinet A Slide 155, Cabinet A Slide 157, Cabinet A Slide 212, Cabinet A Slide 213, Cabinet A Slide 335, and Cabinet G Slide 43 in the Deed Records, Parker, County, Texas.

**Recording Data for Association:** The Amended Restrictions recorded a Document Number 202140421, 202140422, 202140423, 202140424, 202140425, 202140426 of the Official Public Records of Parker County, Texas, recorded on October 14, 2021.

**Mailing Address and Contact Information:**

Western Lake Estates Owners Association

Physical Address: 150 Tumbleweed Dr., Weatherford Tx, 76087

Mailing Address: PO Box 1959, Weatherford Tx 76086

Email Address: [Westernlakehoa@gmail.com](mailto:Westernlakehoa@gmail.com)

Phone Number: 817-599-3206

**Website where all dedicatory instruments can be found:**

[www.westernlakehoa.com](http://www.westernlakehoa.com)

**Fees:**

Resale Certificate Fee(s):	\$150.00
Rush fee to expedite Resale Certificate	\$100.00
Regular Annual Assessment:	\$30 annually per platted lot
Buyer's Transfer Fee:	\$140.00

This Management Certificate is filed and recorded in Parker County, Texas by the entity managing the Association. It shall be valid until a later Management Certificate is filed of record by the Association or a successor manager, or until a termination of the Management Certificate is filed of record, whichever is sooner.

By: Elsie Martinez, President of Western Lake Estates Owners Association

Signed: Elsie Martinez Print: Elsie Martinez

Dated: 4.23.25

## ACKNOWLEDGEMENT

STATE OF TEXAS

COUNTY OF PARKER

This instrument was signed before me on the 23rd day of April, 2025, and it was acknowledged that this instrument was signed by Elsie Martinez for the purposes and intent herein expressed.

Bethany Perez Notary Public, State of Texas

My commission Expires: 07/22/2026

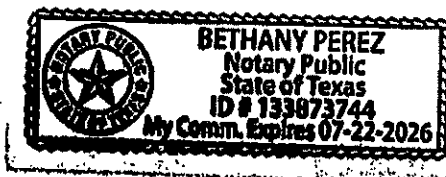
AFTER RECORDING RETURN TO:

Elsie Martinez

Western Lake Estates Owners Association

150 Tumbleweed Dr.

Weatherford, Texas 76087



## FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle

202510717  
04/25/2025 12:06 PM  
Fee: 29.00  
Lila Deakle, County Clerk  
Parker County, TX  
MANAGECERT