

Kaufman County
Laura Hughes
County Clerk

Instrument Number: 2022-0046080

Billable Pages: 2
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FILED AND RECORDED – REAL RECORDS	CLERKS COMMENTS
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STATE OF TEXAS
COUNTY OF KAUFMAN

I hereby certify that this instrument was filed on the date and time stamped hereon by me
and was duly recorded in the Official Public Records of Kaufman County, Texas.

Laura A. Hughes

Laura Hughes, County Clerk

Recorded By: Maribel Vazquez, Deputy

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.

Record and Return To:

4SIGHT PROPERTY MANAGEMENT
5151 HEADQUARTERS DR STE 280
PLANO, TX 75024-0023



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 January 1, 2023 by Shadow Lakes Property Owners Association, Inc., a Texas non-profit corporation (the "Association").

W I T N E S S E T H :

WHEREAS, the Declarant for Shadow Lakes has previously placed of record that certain Declaration of Covenants, Conditions and Restrictions for Shadow Lakes filed of record on or about November 30, 2005 (the "Declaration") and recorded at Volume 2776, Page 0039 in the Real Property Records of Kaufman County, Texas, which Declaration is incorporated herein for all purposes.

WHEREAS, Declarant has created the Association for the benefit of Shadow Lakes.

WHEREAS, the Association was duly formed on July 25, 2005, as Shadow Lakes Property Owners 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 Shadow Lakes.
2. Name of the Association. The name of the Association is the Shadow Lakes Property Owners Association, Inc. and is located at Kaufman County, Texas. The mailing address for the Association is 4Sight Property Management, 4760 Preston Rd., Suite 244-PMB 238, 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 Kaufman County Clerk's office.
4. Recording Data for the Declaration. The Declaration for the Association was filed on or about November 30, 2005 (the "Declaration") recorded at Volume 2776, Page 0039 in the Real Property Records of Kaufman 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 March 30, 2006 at Volume 2851, Page 278;
- On or about April 16, 2007 at Instrument #2007-00009006;

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

4Sight Property Management
4760 Preston Rd., Suite 244-PMB 238
Frisco, TX 75034

6. Manager of the Association. The telephone number for the manager of the Association is (469) 287-8583 and the email address for the manager of the Association is HOAinformation@4SightPM.com.

7. Website for the Association. The website for the Association is www.shadowlakes.4sightpm.com.

8. Resale Certificates: Resale Certificates may be requested by contacting 4Sight Property Management at (469) 287-8583. The cost of a Resale Certificate is \$375.00. The cost for a rush fee is \$150. The cost for a change fee is \$75. The cost of a transfer fee is \$175.

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

ASSOCIATION:

Shadow Lakes Property Owners Association, Inc., a Texas non-profit corporation

By:

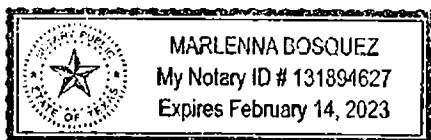


Authorized Representative for
Shadow Lakes Property Owners Association, Inc.

THE STATE OF TEXAS §
COUNTY OF KAUFMAN §

This instrument was acknowledged before me on this 14th day of December, 2022 by Todd Gischwend, Authorized Representative for Shadow Lakes Property Owners Association, Inc., a Texas non-profit corporation, on behalf of such corporation.

Notary Public in and for the State of Texas


Notary Public Signature