

Grayson County
Deana Patterson
County Clerk
Sherman, TX 75090

2024 - 16313

VG-286-2024-16313

Instrument Number: 2024 - 16313

Real Property Recordings

Recorded On: June 20, 2024 09:39 AM

Number of Pages: 3

" Examined and Charged as Follows: "

Total Recording: \$19.00

***** THIS PAGE IS PART OF THE INSTRUMENT *****

Any provision herein which restricts the Sale, Rental or use of the described Document
because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 16313
Receipt Number: 20240620000033
Recorded Date/Time: June 20, 2024 09:39 AM
User: Kenady P
Station: CCLERK007

Record and Return To:

LAKE COUNTRY CROSSING HOA
PO BOX 1618
POTTSBORO TX 75076



STATE OF TEXAS
COUNTY OF GRAYSON

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 Grayson County, Texas.

Deana Patterson
County Clerk
Grayson County, TX

MANAGEMENT CERTIFICATE

In compliance with the provisions of Section 209.004 of the Texas Property Code, the undersigned gives notice as manager of the association herein.

Name of Subdivision: Lake Country Crossing

Name of Association: Lake Country Crossing HOA

Mailing Address of Association: P.O. Box 1618, Pottsboro, Texas, 75076

Recording Data for Subdivision, the Declaration, Bylaws & Amendments to the Declaration:

Recorded as documents #2019-23272; 2019-23525; 2022-18399; 2023-4208; deed records, County Clerk of Grayson County, Texas

Mailing Address for the Association & Name & Contact Information for the Person Managing the Association:

Lake Country Crossing HOA

C/O Lainie Ramsey, President

141 Chisolm Trail, Pottsboro, Tx 75076

903-624-0688

hoapresidentlcc@gmail.com

Website for Dedicatory Instruments:

www.lakecountrycrossinghoa.com

The Amount & Description of a Fee or Fees Charged by the Association Related to Property Transfer in the Subdivision:

\$350 Resale Transfer Fee

Other Appropriate Information:

Prospective purchasers and current members are advised to independently examine the subdivisions declarations, bylaws, articles of incorporation, enforcement policy and any and all other governing documents of the Association as may be created, amended or modified from time to time.

(SIGNATURE PAGE TO FOLLOW)

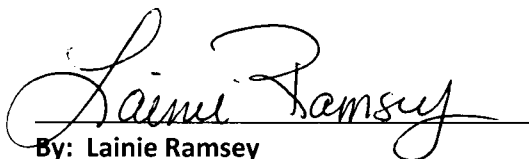
ACKNOWLEDGEMENT

State of Texas

County of Grayson

Signed this 20th day of June, 2024

Lake Country Crossing Home Owners Association
(A TEXAS NON-PROFIT CORPORATION)

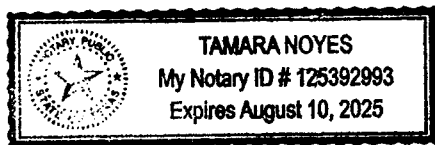


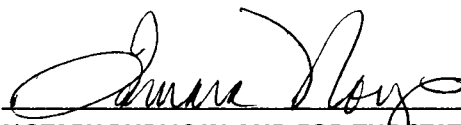
By: Lainie Ramsey

Title: President, Lake Country Crossing HOA

BEFORE ME, the undersigned notary public, on this the 20th, of June, 2024.

Acknowledged that this instrument was signed for the purposes and intent herein expressed.





NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Printed Name of Notary: Tamara Noyes

My Commission Expires: 8/10/25