

### **HOA Phase 3 Lakewood Estates, Inc. MANAGEMENT CERTIFICATE**

This Property Owners' Association Management Certificate is being recorded by **HOA Phase 3 Lakewood Estates, Inc.** (the "Association") in compliance with the terms of Chapter 209 of the Texas Property Code and supersedes any prior management certificate filed by the Association. The Association submits the following additional information:

**Name of the Subdivision:** HOA Phase 3 Lakewood Estates, Inc.

**Name of the Association:** HOA Phase 3 Lakewood Estates, Inc.

**Recording Data for Association:**

The Subdivision is recorded according to the Map and Plat Records in Denton County, Texas, as follows;

- (a) HOA Phase 3 Lakewood Estates, Inc., recorded under Film Code No. 2008-340, along with any supplements or replats thereof;

**Recording Data for Restrictions:**

The Declarations for the Association are recorded in the Real Property Records of Denton County, Texas, as follows:

- (a) Notice of Filing of Dedicatory Instrument for HOA Phase 3 Lakewood Estates, Inc., under Denton County Clerks File no. D2020-192507

**Name and Mailing Address of the Association**

**HOA Phase 3 Lakewood Estates, Inc.**

c/o Principal Management Group of North Texas  
12700 Park Central Drive Ste 600  
Dallas, Texas 75251

**Name, Mailing Address, Telephone Number, and E-mail Address of Person Managing the Association or its Designated Representative**

Principal Management Group of North Texas  
12700 Park Central Drive Ste 600  
Dallas, Texas 75251  
214-368-4030  
NTXcustomer@associa.us

**Website Address of the Association**

[www.townsq.io](http://www.townsq.io)

[www.lakewoodestatesph3.previews.townsq.io](http://www.lakewoodestatesph3.previews.townsq.io)

**Property Transfer Fee(s) Charged by the Association:**

New account setup fee establishing new owner's account in the association's records: \$45 Resale Certificate: \$340

Resale Certificate: \$375

Resale Certificate Update: \$75

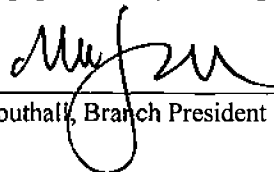
Legacy Account Closure Fee: \$220

Refinance Statement of Account: \$75

Expedite Fee for Resale Certificate prior to 10 business day delivery obligation: \$175 for 1 day expedite  
\$120 for 3 day expedite

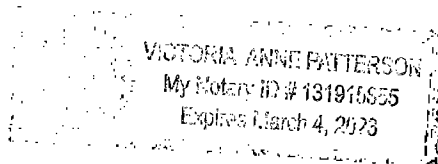
Executed on this the 10 day of January, 2022

**HOA Phase 3 Lakewood Estates, Inc.**, acting by and through its managing agent, Principal Management Group of North Texas

  
\_\_\_\_\_  
Mark Southall, Branch President

STATE OF TEXAS           §  
                                     §  
COUNTY OF DENTON   §

This instrument was acknowledged before me on the 10 day of January, 2022 by Mark Southall, Branch President with Principal Management Group of North Texas, the managing agent for **HOA Phase 3 Lakewood Estates, Inc.**, a Texas nonprofit corporation, on behalf of such corporation.



  
\_\_\_\_\_  
Notary Public, State of Texas

When recorded return to:  
Principal Management Group of North Texas  
12700 Park Central Drive Ste 600  
Dallas, Texas 75251

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

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**Instrument Number:** 202200018587

eRecording - Real Property

Recorded On: January 21, 2022 10:14 AM

Number of Pages: 3

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**" Examined and Charged as Follows: "**

Total Recording: \$30.00

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**\*\*\*\*\* 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: 202200018587  
Receipt Number: 20220121000378  
Recorded Date/Time: January 21, 2022 10:14 AM  
User: Tineka S  
Station: CC08

**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

A handwritten signature in black ink, likely of John F. Warren, the Dallas County Clerk.