

**PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE**  
**FOR**  
**PENNY LANE HOMEOWNERS ASSOCIATION, INC.**

STATE OF TEXAS                    )

COUNTY OF SMITH                )

The undersigned, **JERRETTA NANCE PATE**, being the Treasurer of **PENNY LANE HOMEOWNERS ASSOCIATION, INC.** (hereinafter referred to as "Penny Lane HOA"), a nonprofit corporation under the laws of the State of Texas, submits the following information pursuant to §209.004 of the Texas Property Code, which supercedes any prior Management Certificate filed by Penny Lane HOA:

**Name of Subdivision:**

**PENNY LANE ESTATES**

**Name of Penny Lane HOA:**

**PENNY LANE HOMEOWNERS ASSOCIATION, INC.,** a Texas nonprofit Corporation

**Website:**        <https://www.facebook.com/share/g/1F21o3RhSq/?mibextid=wwXlfr>

**Recording Data for the Subdivision Development:**

Penny Lane Estates according to the Plat filed on July 23, 2003 and recorded in Cabinet D, Slide 199-D, Plat records of Smith County, Texas;

Penny Lane Estates, Unit No. 2, according to the Plat filed on February 24, 2006 and recorded in Cabinet D, Slide 327-A, Plat records of Smith County, Texas;

Ratification of Final Plat of Penny Lane Estates Unit No. 2 filed on April 18, 2006, and recorded under Instrument No. 2006-R00017960 of the Official Records of Smith County, Texas;

Penny Lanes Estates, Unit 3, according to final plat filed on February 20, 2013 and recorded in Cabinet E, Slide 256-C of the plat records of Smith County, Texas;

Penny Lane Estates, Unit 4, a subdivision in the City of Lindale, Smith County, Texas, according to final plat thereof filed on June 19, 2019 and recorded in Cabinet F, Slide 135-C of the plat records of Smith County, Texas;

**Recording Data for the Declaration of Covenants and Restrictions:**

Declaration of Covenants, Conditions & Restrictions For Penny Lane Estates, dated March

31, 2004, recorded in Volume 7471, Page 592 of the Official Public Records of Real Property of Smith County, Texas;

as amended by Declaration dated April 21, 2005, recorded in Volume 7776, Page 921 of the Official Public Records of Real Property of Smith County, Texas;

as amended by Declaration of Covenants, Conditions & Restrictions For Penny Lane Estates, recorded under Clerk's Recording Number 2008-10892 of the Official Public Records of Real Property of Smith County, Texas;

as amended by Restrictions filed on October 8, 2013, recorded under Clerk's Recording Number 2013-01046461;

as amended by Restrictions dated July 15, 2022, recorded under Clerk's Recording Number 202201027712; and

as amended by Restrictions filed on October 31, 2024, recorded under Clerk's Recording Number 202401031498.

Name and Mailing Address for Penny Lane HOA:

Penny Lane Homeowners Association, Inc.  
508 Abbey Road  
Lindale TX 75771

Name and Contact Information of Penny Lane HOA Designated Representative:

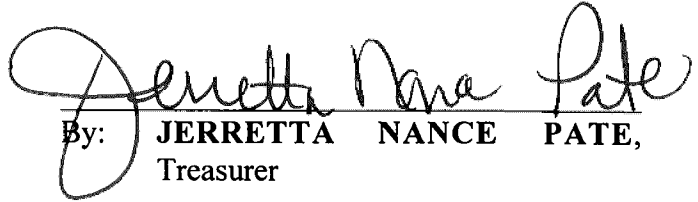
Jerretta Nance Pate, Treasurer  
email: pennylanehoaboard@gmail.com phone: 903.539.2137  
Penny Lane Homeowners Association, Inc.  
508 Abbey Road  
Lindale TX 75771

Lot Transfer Fee (effective 6-1-2025): \$100.00

Prospective purchasers are advised to independently examine the Declaration, all amendments thereto, the Bylaws and all other dedicatory instruments of the Penny Lane HOA and to perform a comprehensive physical inspection of the lot/home and common areas prior to purchase.

EXECUTED on this 23 day of June, 2025.

**PENNY LANE HOMEOWNERS  
ASSOCIATION, INC.**

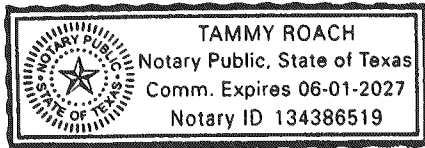
  
By: **JERRETTA NANCE PATE,**  
Treasurer

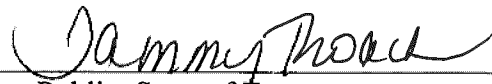
(Acknowledgment)

STATE OF TEXAS )

COUNTY OF SMITH )

Acknowledged before me on the 23 day of June, 2025, by **JERRETTA NANCE PATE**, Treasurer of **PENNY LANE HOMEOWNERS ASSOCIATION, INC.** on behalf of said nonprofit Corporation.



  
Notary Public, State of Texas

**Smith County  
Karen Phillips  
Smith County Clerk**

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**Document Number:** 202501018613

eRecording - Real Property

CERTIFICATE

Recorded On: June 25, 2025 08:22 AM

Number of Pages: 4

Billable Pages: 3

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

Total Recording: \$33.00

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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: 202501018613

Receipt Number: 20250625000001

Recorded Date/Time: June 25, 2025 08:22 AM

User: Kayla N



**STATE OF TEXAS  
COUNTY OF SMITH**

**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 Smith County, Texas.**

Karen Phillips  
Smith County Clerk  
Smith County, TX