

**Denton County
Juli Luke
County Clerk**

Instrument Number: 100490

ERecordings-RP

NOTICE

Recorded On: September 08, 2025 01:42 PM

Number of Pages: 4

" Examined and Charged as Follows: "

Total Recording: \$37.00

******* 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: 100490
Receipt Number: 20250908000465
Recorded Date/Time: September 08, 2025 01:42 PM
User: Emily L
Station: Station 44

Record and Return To:

Corporation Service Company



STATE OF TEXAS
COUNTY OF DENTON

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 Denton County, Texas.

Juli Luke
County Clerk
Denton County, TX

AFTER RECORDING, RETURN TO:
Judd A. Austin, Jr.
Henry Oddo Austin & Fletcher, P.C.
1717 Main Street, Suite 4600
Dallas, Texas 75201

STATE OF TEXAS §
 §
COUNTY OF DENTON §

**CONDOMINIUM ASSOCIATION
MANAGEMENT CERTIFICATE
FOR
SUNDOWN OFFICE PARK
CONDOMINIUM
ASSOCIATION, INC.**

This CONDOMINIUM ASSOCIATION MANAGEMENT CERTIFICATE (this "*Certificate*") is made on behalf of SUNDOWN OFFICE PARK CONSOMINIUM ASSOCIATION, INC., a Texas non-profit corporation (the "*Association*").

WITNESSETH:

WHEREAS, SUNDOWN ON MAIN STREET INVESTORS, LP, an Arizona limited partnership, in its capacity as Declarant, executed and previously placed of record that certain Condominium Declaration For Sundown Ranch Office Park, A Condominium, filed on June 21, 2006, and recorded under Instrument No. 2008-74731, in the Official Public Records of Denton County, Texas (the "*Declaration*"), including any amendments thereof or supplements thereto are incorporated herein for all purposes.

WHEREAS, the Association has caused this Certificate to be prepared and filed in accordance with the provisions of the Texas Uniform Condominium Act as provided in Section 82.116 of the Texas Property Code.

NOW, THEREFORE, the undersigned hereby certifies as follows on behalf of the Association:

1. **Name of the Condominium.** The name of the subdivision which is the subject of the Declaration is Sundown Ranch Office Park.
2. **Name of the Association.** The name of the Association is Sundown Office Park Condominium Association, Inc., a Texas non-profit corporation.
3. **Location of the Condominium.** The condominium is located at 9191 Kyser Way, City of Frisco, Denton County, Texas, 75033.
4. **Recording Data for the Subdivision.** The recording data for the subdivision is that certain Plat recorded as Instrument No. 144937 in the Official Public Records of Denton County, Texas, as amended

or re-platted.

5. **Recording Data for the Declaration.**

Declaration of Condominium filed June 21, 2006, recorded as document #2006-74731 in the Real Property Records of Denton County, Texas.

First Amendment to Declaration filed July 17, 2006, recorded as document #2006-86258 in the Real Property Records of Denton County, Texas.

Second Amendment to Declaration filed December 20, 2006, recorded as document #2006-155694 in the Real Property Records of Denton County, Texas.

Third Amendment to Declaration filed January 12, 2007, recorded as document #2007-5422 in the Real Property Records of Denton County, Texas.

Fourth Amendment to Declaration filed April 30, 2008, recorded as document #2008-46513 in the Real Property Records of Denton County, Texas.

Fifth Amendment to Declaration filed May 21, 2008, recorded as document #2008-55288 in the Real Property Records of Denton County, Texas.

Sixth Amendment to Declaration filed December 29, 2008, recorded as document #2008-134684 in the Real Property Records of Denton County, Texas.

Seventh Amendment to Declaration filed February 2, 2009, recorded as document #2009-11059 in the Real Property Records of Denton County, Texas.

Eighth Amendment to Declaration filed December 15, 2009, recorded as document #2009-143081 in the Real Property Records of Denton County, Texas.

Ninth Amendment to Declaration filed March 11, 2010, recorded as document #2010-22122 in the Real Property Records of Denton County, Texas.

Tenth Amendment to Declaration filed March 11, 2020, recorded as document #2009-32511 in the Real Property Records of Denton County, Texas.

6. **Name and Contact information for the Association or the Managing Agent of the Association.** The current mailing address for the Association is c/o LSW Commercial Property Management, 17130 Dallas Pkwy, Ste 140, Dallas, TX 75248. The telephone number is 469-209-6039, and email address is info@lswcpm.com.

7. **Website.** The Association's website may be found at <https://lswcpm.cincwebaxis.com/>.

8. **Fees Due Upon Property Transfer.**

Type of Property Transfer	Dollar Amount
Resale Fee	\$350.00
Transfer Fee	\$200.00

9. **Resale Certificates and Other Information.** Resale Certificates and other information regarding the Association may be requested through <https://www.homewisedocs.com/>.

IN WITNESS WHEREOF, the undersigned has caused this Certificate to be executed on behalf of the Association in compliance with Section 82.116 of the Texas Property Code. This Certificate shall serve to take the place of all Management Certificates previously filed on behalf of the Association.

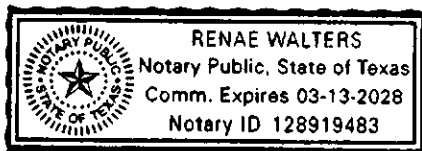
ASSOCIATION:

**SUNDOWN OFFICE PARK
CONDOMINIUM ASSOCIATION, INC.,
a Texas non-profit corporation**

By: *Lonna S. Blake*
Lonna Blake
Vice-President
LSW Commercial Property Management

STATE OF TEXAS §
 §
COUNTY OF DENTON §

This instrument was acknowledged before me on the 29 day of August, 2025, by Lonna Blake, the agent of LSW Commercial Property Management on behalf of Sundown Office Park Condominium Association, Inc., a Texas non-profit corporation.



Renae Walters
Notary Public, State of Texas