

**Denton County
Juli Luke
County Clerk**

Instrument Number: 8956

ERecordings-RP

CERTIFICATE

Recorded On: January 29, 2025 02:20 PM

Number of Pages: 3

" Examined and Charged as Follows: "

Total Recording: \$33.00

******* 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: 8956
Receipt Number: 20250129000412
Recorded Date/Time: January 29, 2025 02:20 PM
User: Lisa V
Station: Station 37

Record and Return To:

Simplifile



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

**PPROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE
for
LSE CORINTH COMMUNITY ASSOCIATION, INC.**

STATE OF TEXAS §
 §
COUNTY OF DENTON §

The undersigned, being the Managing Agent of LSE Corinth Community Association, Inc., a nonprofit corporation ("Association") organized and existing under the laws of the State of Texas, submits the following information pursuant to and in accordance with Section 209.004 of the Texas Property Code, which supersedes any Management Certificates previously filed by the Association:

1. Name of Subdivision: The name of the Subdivision is Lake Sharon, Phase III.
2. Name of Association: The name of the Association is LSE Corinth Community Association, Inc.
3. Recording Data for the Subdivision:
Final Plat Lake Sharon, Phase III recorded on April 26, 2021, as Document No. 2021-168, in the Land Records of the Official Public Records of Denton County, Texas.
4. Recording Data for the Declaration*:
 - a. Declaration of Covenants, Conditions and Restrictions for Lake Sharon, Phase III recorded on April 26, 2021, as Document No. 2021-73668, in the Official Public Records of Denton County, Texas; and
 - b. First Amendment to the Declaration of Covenants, Conditions and Restrictions for Lake Sharon, Phase III recorded on May 6, 2022, as Document No. 2022-68722, in the Official Public Records of Denton County, Texas;
5. Name and mailing address of the Association: The name and mailing address of the Association is LSE Corinth Community Association, Inc., c/o, RealManage, LLC, P.O. Box 803555, Dallas, Texas, 75380.
6. The Contact Information for the Association's Designated Representative: The contact information for the designated representative of the Association is:
RealManage, LLC
P.O. Box 803555
Dallas, Texas 75380
Email: LSECORIN@CiraMail.com
7. The Association's Dedicatory Instruments are Available to Members Online at:
www.ciranet.com/residentportal.

8. The Amount and Description of the Fees and Other Charges by the Association in Connection with a Property Transfer:

| Description | Fee |
|-------------------------|---------------------------|
| Resale Certificate* | \$375.00 |
| Conveyance/Transfer Fee | \$325.00 |
| Refinance Fee | \$250.00 |
| Statement of Account | \$295.00 |
| Acquisition Assessment | Current Annual Assessment |

*Resale Certificates are requested via the RealManage Closing Portal at www.realmanage.com/closingportal.

ACKNOWLEDGEMENT

The foregoing is a true and correct copy of the Management Certificate for the association identified above.

LSE CORINTH COMMUNITY ASSOCIATION, INC.
a Texas nonprofit corporation

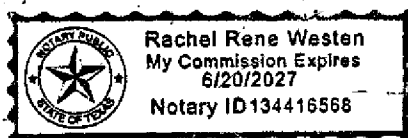
By: REALMANAGE, LLC,
its Managing Agent

By: Emily Dale
Name: Emily Dale
Title: Director

*This Management Certificate does not purport to identify every publicly recorded document affecting the Subdivision, or to report every piece of information pertinent to the Subdivision. This Management Certificate should not be relied upon for any purpose other than to provide instruction for identifying and contacting the Association.

STATE OF TEXAS §
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COUNTY OF Collin §

BEFORE ME, the undersigned notary public, on this 29 day of January 2025, personally appeared Emily Dale, as _____ of RealManage, LLC, Managing Agent for LSE Corinth Community Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purpose and in the capacity therein expressed.



Rachel Westen
Notary Public in and for the State of Texas