

**Denton County
Juli Luke
County Clerk**

Instrument Number: 49055

ERecordings-RP

PROPERTY ASSOC MGMT CERT

Recorded On: May 10, 2024 08:24 AM

Number of Pages: 10

" Examined and Charged as Follows: "

Total Recording: \$61.00

******* 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: 49055

Receipt Number: 20240510000028

Recorded Date/Time: May 10, 2024 08:24 AM

User: Calinda B

Station: Station 20

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

**PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE**
for
THE VILLAGE AT FRISCO LAKES COMMUNITY ASSOCIATION, INC.

THE STATE OF TEXAS §
 §
COUNTY OF DENTON §

The undersigned, being the Managing Agent for The Village at Frisco Lakes Community Association, Inc., a non-profit corporation ("Association") organized and existing under the laws of the State of Texas, submits the following information pursuant to Section 209.004 of the Texas Property Code which supersedes any prior Management Certificate filed by the Association:

1. Name of Subdivision: The name of the subdivision is The Village at Frisco Lakes.
2. Name of Association: The name of the Association is The Village at Frisco Lakes Community Association, Inc.
3. Recording Data for the Subdivision:
 - a. Property as described by metes and bounds on Exhibit "A" attached to the "Declaration of Covenants, Conditions, and Restrictions for The Village at Frisco Lakes" recorded in the Official Public Records of Real Property of Denton County, Texas under Clerk's File No. 2006-34621 (which said Exhibit "A" is incorporated herein by reference).
 - b. Frisco Lakes Drive, a subdivision in Denton County, Texas according to the map or plat thereof recorded under Clerk's File No. 2007-107073 of the Map Records of Denton County, Texas and all amendments to or replats of said maps or plats, if any.
 - c. Frisco Lakes by Del Webb, Village 1, a subdivision in Denton County, Texas, according to the map or plat thereof recorded under Clerk's File No. 2014-380 of the Map Records of Denton County, Texas and all amendments to or replats of said maps or plats, if any.
 - d. Frisco Lakes by Del Webb, Village 1A, a subdivision in Denton County, Texas, according to the map or plat thereof recorded in Cabinet W, Page 911 of the Map Records of Denton County, Texas and all amendments to or replats of said maps or plats, if any.

- e. Frisco Lakes by Del Webb, Village 2, a subdivision in Denton County, Texas, according to the map or plat thereof recorded under Clerk's File No. 2015-234 of the Map Records of Denton County, Texas and all amendments to or replats of said maps or plats, if any.
- f. Frisco Lakes by Del Webb, Village 3, a subdivision in Denton County, Texas, according to the map or plat thereof recorded under Clerk's File No. 2016-2215 of the Map Records of Denton County, Texas and all amendments to or replats of said maps or plats, if any.
- g. Frisco Lakes by Del Webb, Village 4, a subdivision in Denton County, Texas, according to the map or plat thereof recorded under Clerk's File No. 2014-189 of the Map Records of Denton County, Texas and all amendments to or replats of said maps or plats, if any.
- h. Frisco Lakes by Del Webb, Village 5, Phase 1A, a subdivision in Denton County, Texas, according to the map or plat thereof recorded under Clerk's File No. 2016-69 of the Map Records of Denton County, Texas and all amendments to or replats of said maps or plats, if any.
- i. Frisco Lakes by Del Webb, Village 5, Phase 2, a subdivision in Denton County, Texas, according to the map or plat thereof recorded under Clerk's File No. 2016-69, as amended under Clerk's File No. 2016-2030 of the Map Records of Denton County, Texas, and all amendments to or replats of said maps or plats, if any.
- j. Frisco Lakes by Del Webb, Village 6, a subdivision in Denton County, Texas, according to the map or plat thereof recorded under Clerk's File No. 2013-246 of the Map Records of Denton County, Texas and all amendments to or replats of said maps or plats, if any.
- k. Frisco Lakes by Del Webb, Village 7, a subdivision in Denton County, Texas, according to the map or plat thereof recorded under Clerk's File No. 2014-305 of the Map Records of Denton County, Texas and all amendments to or replats of said maps or plats, if any.
- l. Frisco Lakes by Del Webb, Village 8, a subdivision in Denton County, Texas, according to the map or plat thereof recorded under Clerk's File No. 2012-274 as amended under Clerk's File No. 2013-43 of the Map Records of Denton County, Texas, and all amendments to or replats of said maps or plats, if any.
- m. Frisco Lakes by Del Webb, Village 9, a subdivision in Denton County, Texas, according to the map or plat thereof recorded under Clerk's File No. 2012-114 of the Map Records of Denton County, Texas and all amendments to or replats of said maps or plats, if any.

- n. Frisco Lakes by Del Webb, Village 10, a subdivision in Denton County, Texas, according to the map or plat thereof recorded under Clerk's File No. 2017-26 of the Map Records of Denton County, Texas and all amendments to or replats of said maps or plats, if any.
- o. Frisco Lakes by Del Webb, Village 11, a subdivision in Denton County, Texas, according to the map or plat thereof recorded under Clerk's File No. 2011-47 of the Map Records of Denton County, Texas and all amendments to or replats of said maps or plats, if any.
- p. Frisco Lakes by Del Webb, Village 12, a subdivision in Denton County, Texas, according to the map or plat thereof recorded under Clerk's File No. 2011-145 of the Map Records of Denton County, Texas and all amendments to or replats of said maps or plats, if any.
- q. Frisco Lakes by Del Webb, Village 13, a subdivision in Denton County, Texas, according to the map or plat thereof recorded under Clerk's File No. 2011-192 of the Map Records of Denton County, Texas and all amendments to or replats of said maps or plats, if any.
- r. Frisco Lakes by Del Webb, Village 14, a subdivision in Denton County, Texas, according to the map or plat thereof recorded under Clerk's File No. 2010-161 of the Map Records of Denton County, Texas and all amendments to or replats of said maps or plats, if any.
- s. Frisco Lakes by Del Webb, Village 15, a subdivision in Denton County, Texas, according to the map or plat thereof recorded in Cabinet Y, Page 128 of the Map Records of Denton County, Texas and all amendments to or replats of said maps or plats, if any.
- t. Frisco Lakes by Del Webb, Village 15, Phase 2 a subdivision in Denton County, Texas, according to the map or plat thereof recorded under Clerk's File No. 2010-58 of the Map Records of Denton County, Texas and all amendments to or replats of said maps or plats, if any.
- u. Frisco Lakes by Del Webb, Village 16, a subdivision in Denton County, Texas, according to the map or plat thereof recorded in Cabinet X, Page 555 of the Map Records of Denton County, Texas and all amendments to or replats of said maps or plats, if any.
- v. Frisco Lakes by Del Webb, Village 17, a subdivision in Denton County, Texas, according to the map or plat thereof recorded in Cabinet X, Page 557 of the Map Records of Denton County, Texas and all amendments to or replats of said maps or plats, if any.

- w. Frisco Lakes by Del Webb, Village 18, a subdivision in Denton County, Texas, according to the map or plat thereof recorded under Clerk's File No. 2010-202 of the Map Records of Denton County, Texas and all amendments to or replats of said maps or plats, if any.
- x. Frisco Lakes by Del Webb, Village 19, a subdivision in Denton County, Texas, according to the map or plat thereof recorded in Cabinet Y, Page 753 of the Map Records of Denton County, Texas and all amendments to or replats of said maps or plats, if any.
- y. Frisco Lakes by Del Webb, Village 20, Phase 1, a subdivision in Denton County, Texas, according to the map or plat thereof recorded under Clerk's File No. 2010-25 of the Map Records of Denton County, Texas and all amendments to or replats of said maps or plats, if any.
- z. Frisco Lakes by Del Webb, Village 20, Phase 2, a subdivision in Denton County, Texas, according to the map or plat thereof recorded under Clerk's File No. 2010-184 of the Map Records of Denton County, Texas and all amendments to or replats of said maps or plats, if any.
- aa. Frisco Lakes by Del Webb, Village 21, a subdivision in Denton County, Texas, according to the map or plat thereof recorded in Cabinet X, Page 559 of the Map Records of Denton County, Texas and all amendments to or replats of said maps or plats, if any.
- bb. Frisco Lakes by Del Webb, Phase 1B, Village 22, a subdivision in Denton County, Texas, according to the map or plat thereof recorded in Cabinet X, Page 44 of the Map Records of Denton County, Texas and all amendments to or replats of said maps or plats, if any.
- cc. Frisco Lakes by Del Webb, Phase 1B, Village 23, a subdivision in Denton County, Texas, according to the map or plat thereof recorded in Cabinet X, Page 64 of the Map Records of Denton County, Texas and all amendments to or replats of said maps or plats, if any.
- dd. Frisco Lakes by Del Webb, Village 24, Phase 2A, a subdivision in Denton County, Texas, according to the map or plat thereof recorded under Clerk's File No. 2012-213 of the Map Records of Denton County, Texas and all amendments to or replats of said maps or plats, if any.
- ee. Frisco Lakes by Del Webb, Village 24, Phase 2B, a subdivision in Denton County, Texas, according to the map or plat thereof

recorded under Clerk's File No. 2015-206 of the Map Records of Denton County, Texas and all amendments to or replats of said maps or plats, if any.

- ff. Frisco Lakes by Del Webb, Phase 1B, Village 25, a subdivision in Denton County, Texas, according to the map or plat thereof recorded in Cabinet X, Page 45 of the Map Records of Denton County, Texas and all amendments to or replats of said maps or plats, if any.
- gg. Frisco Lakes by Del Webb, Village 26, a subdivision in Denton County, Texas, according to the map or plat thereof recorded under Clerk's File No. 2013-245 of the Map Records of Denton County, Texas and all amendments to or replats of said maps or plats, if any.
- hh. Frisco Lakes by Del Webb, Village 27, a subdivision in Denton County, Texas, according to the map or plat thereof recorded in Cabinet X, Page 179 of the Map Records of Denton County, Texas and all amendments to or replats of said maps or plats, if any.
- ii. Frisco Lakes by Del Webb, Phase 1B, Village 28, a subdivision in Denton County, Texas, according to the map or plat thereof recorded in Cabinet X, Page 68 of the Map Records of Denton County, Texas and all amendments to or replats of said maps or plats, if any.
- jj. Frisco Lakes by Del Webb, Phase 1B, Village 29, a subdivision in Denton County, Texas, according to the map or plat thereof recorded in Cabinet X, Page 66 of the Map Records of Denton County, Texas and all amendments to or replats of said maps or plats, if any.
- kk. Frisco Lakes by Del Webb, Village 30, a subdivision in Denton County, Texas, according to the map or plat thereof recorded under Clerk's File No. 2015-191 of the Map Records of Denton County, Texas and all amendments to or replats of said maps or plats, if any.
- ll. Frisco Lakes by Del Webb, Village 31, a subdivision in Denton County, Texas, according to the map or plat thereof recorded under Clerk's File No. 2016-215 as amended under Clerk's File No. 2016-2200 of the Map Records of Denton County, Texas and all amendments to or replats of said maps or plats, if any.
- mm. Frisco Lakes by Del Webb, Village 32, a subdivision in Denton County, Texas, according to the map or plat thereof recorded under Clerk's File No. 2018-440 of the Map Records of Denton County, Texas and all amendments to or replats of said maps or plats, if any.

- nn. Frisco Lakes by Del Webb, Village 33, a subdivision in Denton County, Texas, according to the map or plat thereof recorded under Clerk's File No. 2017-330 of the Map Records of Denton County, Texas and all amendments to or replats of said maps or plats, if any.
- oo. Frisco Lakes by Del Webb, Village 34, a subdivision in Denton County, Texas, according to the map or plat thereof recorded under Clerk's File No. 2018-110 of the Map Records of Denton County, Texas and all amendments to or replats of said maps or plats, if any.
- pp. Frisco Lakes by Del Webb, Village 35, a subdivision in Denton County, Texas, according to the map or plat thereof recorded under Clerk's File No. 2017-355 of the Map Records of Denton County, Texas and all amendments to or replats of said maps or plats, if any.
- qq. Frisco Lakes by Del Webb, Village 36, a subdivision in Denton County, Texas, according to the map or plat thereof recorded under Clerk's File No. 2018-194 of the Map Records of Denton County, Texas and all amendments to or replats of said maps or plats, if any.

4. Recording Data for the Declaration: *

a. Document:

- (1) Declaration of Covenants, Conditions and Restrictions for The Village at Frisco Lakes.
- (2) First Amendment to the Declaration of Covenants, Conditions and Restrictions for The Village at Frisco Lakes.
- (3) Second Amendment to the Declaration of Covenants, Conditions and Restrictions for The Village at Frisco Lakes.
- (4) Third Amendment to the Declaration of Covenants, Conditions and Restrictions for The Village at Frisco Lakes.
- (5) Fourth Amendment to the Declaration of Covenants, Conditions and Restrictions for The Village at Frisco Lakes.
- (6) Fifth Amendment to the Declaration of Covenants, Conditions and Restrictions for The Village at Frisco Lakes.
- (7) Sixth Amendment to the Declaration of Covenants, Conditions and Restrictions for The Village at Frisco Lakes.
- (8) Seventh Amendment to the Declaration of Covenants, Conditions and Restrictions for The Village at Frisco Lakes.
- (9) Eighth Amendment to the Declaration of Covenants, Conditions and Restrictions for The Village at Frisco Lakes.
- (10) Ninth Amendment to the Declaration of Covenants, Conditions and Restrictions for The Village at Frisco Lakes.
- (11) Tenth Amendment to Declaration of Covenants, Conditions and Restrictions for The Village at Frisco Lakes.

b. Recording Information:

- (1) Denton County Clerk's File No. 2006-34621.
- (2) Denton County Clerk's File No. 2008-6641.
- (3) Denton County Clerk's File No. 2008-109874.
- (4) Denton County Clerk's File No. 2010-109315.
- (5) Denton County Clerk's File No. 2011-18186.
- (6) Denton County Clerk's File No. 2012-6192.
- (7) Denton County Clerk's File No. 2012-43146.
- (8) Denton County Clerk's File No. 2013-122662.
- (9) Denton County Clerk's File No. 2015-126424.
- (10) Denton County Clerk's File No. 120436.
- (11) Denton County Clerk's File No. 8609.

5. Name and Mailing Address of the Association: The name and mailing address of the Association is The Village at Frisco Lakes Community Association, Inc. c/o Castle Group Texas, LLC, 6860 North Dallas Parkway, Suite 200, Plano, Texas 75024.
6. The Contact Information for the Association's Designated Representative: The contact information of the designated representative of the Association is: Castle Group Texas, LLC. Address: 6860 North Dallas Parkway, Suite 200, Plano, TX 75024. Phone No.: 800.337.5850. Email Address: residentservices@castlegroup.com.
7. The Association's Dedicatory Instruments are Available to Members Online at: www.friscolakes.net.
8. The Amount and Description of the Fees and Other Charges Charged by the Association in Connection with a Property Transfer:

Description	Fee
Resale Certificate Fee	\$ 295.00
Resale Certificate Update Fee	\$ 75.00
Transfer Fee	\$ 220.00
Add on Ledger Fee	\$ 20.00
Statement of Account Fee	\$ 200.00
CCI Report (Inspection Report)	\$ 210.00
Rush Fee	\$200.00 1-day, \$150.00 3-day

Supplemental Reserve/Operating Base Assessment [Declaration Article IX, Section 9.3]	Upon the sale of a Lot from the Declarant to a purchaser, a Supplemental Reserve/Operating Base Assessment shall be collected from the purchaser of the Lot and shall be payable to the Association at closing. The amount of the Supplemental Reserve/Operating Base Assessment shall be \$1,500.00.
New Member Fee Assessment [Declaration Article IX, Section 9.8]	A New Member Fee Assessment is due upon the closing of the sale or transfer of a Lot. The New Member Fee Assessment shall be \$1,500.00. Some exemptions apply.

Resale Certificates may be requested by going to www.castlegroup.com and selecting Resale Documents.

Executed on this 8 day of May, 2024.

**THE VILLAGE AT FRISCO LAKES
COMMUNITY ASSOCIATION, INC.**

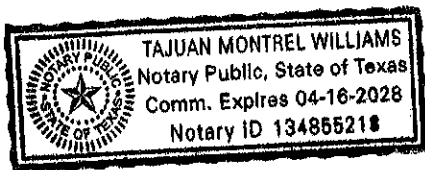
By: Castle Group Texas LLC, Managing Agent

By: [Signature]
Printed: George Zuppa
Its: Vice President

*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. Rather, the purpose of this Management Certificate is to provide information sufficient for a title company or others to correctly identify the Subdivision and to contact the Association. No person should rely on this Management Certificate for anything other than instructions for identifying and contacting the Association.

THE STATE OF TEXAS §
 §
COUNTY OF Denton §

BEFORE ME, the undersigned notary public, on this 8 day of May, 2024 personally appeared George Zuppa, Vice President for Castle Group Texas, LLC, Managing Agent for The Village at Frisco Lakes Community Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that s/he executed the same for the purpose and in the capacity therein expressed.



[Signature]
Notary Public in and for the State of Texas