

**Denton County
Juli Luke
County Clerk**

Instrument Number: 17218

ERecordings-RP

MISCELLANEOUS

Recorded On: February 21, 2025 09:58 AM

Number of Pages: 5

" Examined and Charged as Follows: "

Total Recording: \$41.00

******* 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: 17218
Receipt Number: 20250220000560
Recorded Date/Time: February 21, 2025 09:58 AM
User: Calinda B
Station: Station 20

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

**FIFTH AMENDED AND RESTATED MANAGEMENT CERTIFICATE
OF
VISTA DEL LAGO RESIDENTIAL COMMUNITY, INC.**

The undersigned, being an officer of Vista Del Lago Residential Community, Inc. and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

This certificate amends, restates and replaces in its entirety that certain Fourth Amended and Restated Management Certificate of Vista Del Lago Residential Community, Inc., recorded as Document No. 2022-144504 in the Official Public Records of Denton County.

1. The name of the subdivision: Vista Del Lago.
2. The name of the association: Vista Del Lago Residential Community, Inc.,
a Texas nonprofit corporation.
3. The recording data for the subdivision: Lots 1 through 8, Block C, Lots 1 through 8 and 10 through 17, Block D, Lots 1 through 9, Block E, Lots 2 through 23, Block F, Lots 1 through 4, Block G, Lots 1 through 5, Block H, Lots 1 through 2, Block I, Lots 1 through 5, Block J, Lots 1 through 9, Block K, Lots 1 through 5, Block L, Lots 1 through 7 and Lots 9 through 18, Block M, Lots 2 through 8, Block N, Lots 1 through 13, Block O, Lots 1 through 9, Block P, Lots 1 through 9 and 11 through 18, Block Q, Vista Del Lago Addition, a subdivision in Denton County, Texas, according to the plat Recorded under Document No. 2018-407 of the Plat Records of Denton County, Texas.
4. The recording data for the declaration with any amendments and/or supplements to the declaration: The recording data for the declaration and any amendments and supplements thereto, are particularly described on Attachment 1 attached hereto and incorporated herein by reference.
5. The name and mailing address of the association Vista Del Lago Residential Community, Inc., c/o Shannon Baldwin, Elevate Community Management, LLC., 4364 Western Center Boulevard, PMB 2310, Fort Worth, Texas 76137-2043
6. The name, mailing address, telephone number, and email address of the person managing the association:

Name:	Vista Del Lago Residential Community, Inc., c/o Elevate Community Management, LLC.
Attn.:	Shannon Baldwin
Mailing Address:	4364 Western Center Boulevard, PMB 2310, Fort Worth, TX 76137-2043
Telephone Number:	(817) 945-9190
Email Address:	shannon@elevatecmtx.com
7. Website to access the Association's dedicatory instruments:
home.elevatecmtx.com

8. Amount and description of fees related to property transfer in the subdivision: The Association fees are in the following amounts:

Working Capital Assessment - \$450.00

Transfer Fee - \$225.00

Resale Package Fee - \$300.00

The association fees cover all costs that the association incurs related to a property transfer in the subdivision.

EXECUTED to be effective on the date this instrument is Recorded.

[SIGNATURE PAGE FOLLOWS]

VISTA DEL LAGO RESIDENTIAL COMMUNITY, INC., a
Texas nonprofit corporation

By: Kimberly D. Musser
Printed Name: Kim Musser
Title: CEO

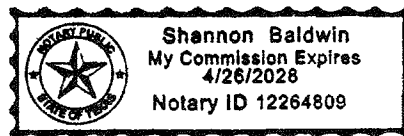
STATE OF TEXAS §
 §
COUNTY OF DALLAS §

This instrument was acknowledged before me this 20th day of February, 2025, by
Kim Musser, CEO of Vista Del Lago Residential Community,
Inc., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

[SEAL]

S. Baldwin
Notary Public Signature

AFTER RECORDING RETURN TO:
Frank O. Carroll III, Esq.
WINSTEAD PC
401 Congress Avenue, Suite 2100
Austin, Texas 78701
focarroll@winstead.com



ATTACHMENT 1

RECORDING DATA FOR THE DECLARATION AND RELATED DOCUMENTS

1. Declaration of Covenants, Conditions and Restrictions for Vista Del Lago, recorded as Document No. 2019-62799, Official Public Records of Denton County, Texas.
2. Adoption of Working Capital Assessment for Vista Del Lago, recorded as Document No. 2019-64015, Official Public Records of Denton County, Texas.
3. Vista Del Lago Community Manual, recorded as Document No. 2019-64016, Official Public Records of Denton County, Texas.
4. Vista Del Lago First Supplement to Community Manual, recorded as Document No. 2021-159379, Official Public Records of Denton County, Texas.
5. Vista Del Lago Second Supplement to Community Manual, recorded as Document No. 2022-110335, Official Public Records of Denton County, Texas.
6. Vista Del Lago Second Supplement to Community Manual, recorded as Document No. 2023-86408, Official Public Records of Denton County, Texas.
7. Vista Del Lago Second Supplement to Community Manual Pool Rules, recorded as Document No. 2023-122984, Official Public Records of Denton County, Texas.

ATTACHMENT 1

VISTA DEL LAGO RESIDENTIAL COMMUNITY, INC.
FIFTH AMENDED AND RESTATED MANAGEMENT CERTIFICATE