

Denton County
Juli Luke
County Clerk

Instrument Number: 134295

ERecordings-RP

MISCELLANEOUS

Recorded On: December 12, 2024 08:31 AM

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: 134295
Receipt Number: 20241211000502
Recorded Date/Time: December 12, 2024 08:31 AM
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 §**

**PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE
FOR
HERITAGE TRAILS HOMEOWNERS ASSOCIATION, INC.**

This PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE (this "*Certificate*") is made on behalf of HERITAGE TRAILS HOMEOWNERS ASSOCIATION, INC., a Texas non-profit corporation (the "*Association*").

WITNESSETH:

WHEREAS, Lewisville Summit, LLC, a Texas limited liability company, as Declarant, executed and previously placed of record that certain Community Declaration for Heritage Trails, recorded on August 8, 2019, under Instrument No. 2019-96338 in the Official Public Records of Denton County, Texas (the "*Declaration*"), as supplemented or amended, is 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 Residential Property Owners Protection Act as provided in Section 209.004 of the Texas Property Code.

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

1. **Name of the Subdivision.** The name of the subdivision which is the subject of the Declaration is Heritage Trail Addition and Heritage Trail Phase 2 Addition.

2. **Name and Mailing Address of the Association.** The name of the Association is Heritage Trails Homeowners Association, Inc., and its mailing address is c/o RealManage, LLC ("*RealManage*"), P.O. Box 803555, Dallas, Texas 75380.

3. **Recording Data for the Subdivision.** The recording data for Heritage Trail Addition, an addition to the City of Lewisville, Denton County, Texas, is Instrument No. 2020-15,

and Instrument 2020-391 (Phase 2), as amended or revised and including any replats thereof, in the Plat/Map Records or Official Public Records of Denton County, Texas.

4. **Recording Data for the Declaration.** The recording data for the Declaration is Instrument No. 2019-96338 and Instrument No. 2020-175987, along with any and all amendments and supplements recorded in the Official Public Records of Denton County, Texas.

5. **Name and Contact Information for the Managing Agent of the Association.** The current mailing address for the Association is c/o RealManage, P.O. Box 803555, Dallas, Texas 75380, telephone (866) 473-2573, and e-mail at hertrail@ciramail.com.

6. **Website.** The Association's website may be found at www.ciranet.com/residentportal.

7. **Fees Due Upon Property Transfer.** Fees charged relating to a property transfer are:

Resale Certificate	\$375.00
Conveyance/Transfer Fee	\$325.00
Refinance Fee	\$250.00
Statement of Account	\$295.00


8. **Resale Certificates.** Resale Certificates may be requested by contacting the Association c/o RealManage via www.realmanage.com/closingportal, or by telephone number at (866) 473-2573. Alternatively, you may contact the office for RealManage at P.O. Box 803555, Dallas, Texas 75380.

IN WITNESS WHEREOF, the undersigned has caused this Certificate to be executed on behalf of the Association in compliance with Section 209.004 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:

**HERITAGE TRAILS
HOMEOWNERS ASSOCIATION, INC.,
a Texas non-profit corporation**

By: RealManage, LLC
Its: Managing Agent

By: 
Crystal Avendaño, Community Manager

STATE OF TEXAS §
 §
COUNTY OF Denton §

This instrument was acknowledged before me on the 11 day of December 2024,
by Crystal Avendaño, Community Manager with RealManage, LLC, the Managing Agent of
Heritage Trails Homeowners Association, Inc., a Texas non-profit corporation.



WILLIE DELORES MURRAY
Notary ID #133539170
My Commission Expires
January 18, 2026

Willie Delores Murray
Notary Public, State of Texas