

**Denton County  
Juli Luke  
County Clerk**

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**Instrument Number:** 57555

ERecordings-RP

MISCELLANEOUS

Recorded On: June 03, 2024 08:06 AM

Number of Pages: 4

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**" Examined and Charged as Follows: "**

Total Recording: \$37.00

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**\*\*\*\*\* 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: 57555  
Receipt Number: 20240531000627  
Recorded Date/Time: June 03, 2024 08:06 AM  
User: Marlene F  
Station: Station 6

**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  
VISTA OAKS HOMEOWNERS ASSOCIATION**

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THE STATE OF TEXAS                   §  
                                                 §  
COUNTIES OF DENTON               §

The undersigned, being the Managing Agent of Vista Oaks Homeowners Association, a non-profit corporation 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 Vista Oaks Homeowners Association:

1. Name of Subdivision: Vista Oaks.
2. Name of Association: Vista Oaks Homeowners Association.
3. Recording Data for the Subdivision:
  - a) Vista Oaks is an addition to the city of Lewisville located in Denton County, Texas, according to the maps or plats thereof, recorded in the Map Records of Denton County, Texas, under File Number 94-R0003410, 94-R0091645, and 97-R0035076 along with any amendments or supplements thereto.
4. Recording Data for the Declaration:
  - a) Vista Oaks is subject to the Declaration of Covenants, Conditions, and Restrictions for Vista Oaks Homeowners Association which are filed in the real property records in Denton County, Texas as follows:
    - a. Recording Date: 05/18/1994; Filed Document: DCCER; Recording Information: 94-R0040711.
    - b. Recording Date: 08/30/1994; Filed Document: Supplement to DCCER; Recording Information: 94-R0067180.
5. Name and Mailing Address of the Association is: Vista Oaks Homeowners Association c/o FirstService Residential Texas, Inc., 14951 North Dallas Pkwy., Suite 600, Dallas, TX 75254.
6. Name and Mailing Address of Person Managing the Association or Its Designated Representative is: Vista Oaks Homeowners Association c/o FirstService Residential Texas, Inc., 14951 North Dallas Pkwy., Suite 600, Dallas, TX 75254.
7. Telephone Number to Contact the Association is: 214-871-9700.

8. Email Address to Contact the Association: Resale Certificates and other information regarding the Association may be requested by contacting the Association c/o FirstService Residential via <https://www.fsresidential.com/texas/resale-and-lender-documents>. Alternatively, you may contact the office for FirstService Residential by e-mail at [Mgmt-CertificateTX@fsresidential.com](mailto:Mgmt-CertificateTX@fsresidential.com).
9. The Association's website is:<https://vistaoaks.connectresident.com>
10. Fees charged by the Association upon the sale or transfer of Property:
  - a. Resale Disclosure Package: \$375.00
    - i. 1-2 days: \$500.00.
    - ii. 3-5 days: \$450.00.
  - b. Resale Disclosure Update: \$75.00
  - c. Transfer Fee: \$340.00.
  - d. Refinance Certificate Fee: \$150.00.
    - i. 1-2 days: \$275.00.
    - ii. 3-5 days: \$225.00.
  - e. HOA Questionnaire (optional): \$250.00
  - f. Loan Estimate Questionnaire (optional): \$100.00

Executed on this the 21<sup>st</sup> day of May 2024.

VISTA OAKS HOMEOWNERS ASSOCIATION

By: Kat M Ward  
President of FirstService Residential Texas, Inc.

THE STATE OF TEXAS

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ACKNOWLEDGMENT

COUNTY OF DALLAS

BEFORE ME, the undersigned notary public, on this the 21<sup>st</sup> day of May 2024 personally appeared President of FirstService Residential Texas, Inc., and Managing Vista Oaks Homeowners Association 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 and on behalf of the Association.



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

E-RECORDED BY:

**ISG** | SEARS  
BENNETT  
& GERDES, LLP

6548 GREATWOOD PKWY.  
SUGAR LAND, TEXAS 77479