

**AMENDED AND RESTATED MANAGEMENT CERTIFICATE  
OF  
LUCAS BELMONT PARK HOMEOWNERS  
ASSOCIATION, INC.**

The undersigned, being an officer of Lucas Belmont Park Homeowners Association, Inc. (the "Association") 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 LUCAS BELMONT HOMEOWNERS ASSOCIATION, INC. MANAGEMENT CERTIFICATE, RECORDED AS DOCUMENT NO. 20140423000390980 AND INSTRUMENT NUMBER 20130708000946660, IN THE OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS.**

1. The name of the subdivision: Lucas Belmont Park
2. The name of the association: Lucas Belmont Park Homeowners Association, Inc.,
3. The recording data for the subdivision: That real property in Collin County, Texas, as described in Appendix "A" to that certain Declaration of Covenants, Conditions and Restrictions for Lucas Belmont Park, recorded under Document No. 20130708000946660, Official Public Records of Collin County, Texas (the "Declaration").
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 Exhibit "A" attached hereto and incorporated herein by reference.
5. The name and mailing address of the Association: Lucas Belmont Park Homeowners Association, Inc. c/o Property Management Group, LLC, 10340 Alta Vista Road, Fort Worth, TX 76244, Attn: Dawn Kelly.
6. The name, mailing address, telephone number, and email address of the person managing the association:

|                   |  |
|-------------------|--|
| Name:             | Property Management Group, LLC   |
| Attn:             | Dawn Kelly   |
| Mailing Address:  | 10340 Alta Vista Rd, Keller, TX 76244  |
| Telephone Number: | 817.337.1221   |
| Email Address:    | DKelly@PropertyManagementGroup.org;<br>CustomerService@PropertyManagementGroup.org |

7. Website to access the association's dedicatory instruments: Not required
8. Amount and description of fees related to property transfer in the subdivision: The association fees are in the following amounts:

Transfer Fee – \$150.00

Resale Certificate Fee - \$250.00

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.

**LUCAS BELMONT PARK HOMEOWNERS  
ASSOCIATION, INC., a**

Texas non-profit corporation

By: \_\_\_\_\_

Name: Dawn Kelly

Title: Authorized Agent

STATE OF TEXAS           §  
  §  
COUNTY OF Tarrant   §

This instrument was acknowledged before me this 30<sup>th</sup> day of December 2021 by  
Dawn Kelly, Authorized Agent of Lucas Belmont Park Association, Inc., a Texas  
non-profit corporation, on behalf of said non-profit corporation.

[SEAL]



Janna Jeane Perez  
Notary Public Signature

**AFTER RECORDING RETURN TO:**  
**PROPERTY MANAGEMENT**  
**GROUP, LLC**  
**10340 ALTA VISTA ROAD UNIT C**  
**FORT WORTH, TX 76244**  
**DKELLY@PROPERTYMANAGEMENTGROUP.ORG**

AMENDED AND RESTATED  
MANAGEMENT CERTIFICATE

**EXHIBIT "A"**

**RECORDING DATA FOR THE DECLARATION AND RELATED DOCUMENTS**

1. Declaration of Covenants, Conditions and Restrictions for Lucas Belmont Park recorded as Document No. 20130708000946660, Official Public Records of Collin County, Texas.
2. Monument Placement and Maintenance Agreement for Belmont Park Homeowners Association, recorded as Document No. 20200527000771350, Official Public Records of Collin County, Texas.

LUCAS BELMINT PARK  
AMENDED AND RESTATE  
MANAGEMENT CERTIFICATE



Filed and Recorded  
Official Public Records  
Stacey Kemp, County Clerk  
Collin County, TEXAS  
01/12/2022 08:52:57 AM  
\$34.00 SCAPELA  
20220112000061530

*Stacey Kemp*