

Denton County  
Juli Luke  
County Clerk

---

Instrument Number: 197806

ERecordings-RP

MISCELLANEOUS

Recorded On: October 27, 2021 02:14 PM

Number of Pages: 4

---

" Examined and Charged as Follows: "

Total Recording: \$38.00

---

\*\*\*\*\* 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: 197806  
Receipt Number: 20211027000592  
Recorded Date/Time: October 27, 2021 02:14 PM  
User: Kraig T  
Station: Station 25

**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

PROPERTY OWNERS ASSOCIATION 3<sup>rd</sup> AMENDED MANAGEMENT CERTIFICATE FOR  
**LEXINGTON PARK/DENTON RESIDENTIAL ASSOCIATION, INC.**

This Management Certificate is recorded pursuant to Section 209.004 of the Texas Property Code.

This amends all prior Management Certificates filed for this association.

*Per Texas Property Code 209.004 "The County Clerk of each county in which a Management Certificate is filed as required by this section shall record the Management Certificate in the real property records of the county and index the document as a "Property Owners' Association Management Certificate"*

State of Texas                   §

County of Denton           §

1.     Name of Subdivision:               Lexington Park
2.     Subdivision Location:            Denton County
3.     Name of Homeowners Association:   Lexington Park/Denton Residential Association, Inc.
4.     Recording Data for Association: Plat is filed in Cabinet 4, Page 734 of the Plat Records of Denton County, Texas.
5.     Recording Data for Declaration: Declaration recorded on November 14, 2003, as Document No. 2003-0187192, in the Real Property Records of Denton County, Texas.
6.     Other information the Association considered appropriate for the governing, administration or operation of the subdivision and homeowner's association:

Lexington Park/Denton Residential Association, Inc. General Community Guidelines are filed under Document No. 2011-6438

The below Lexington Park/Denton Residential Association, Inc. guidelines and resolutions are filed under Document No. 2018-33038:

- Billing Policy and Payment Plan Guidelines
- Violation Enforcement Resolution

Lexington Park/Denton Residential Association, Inc. Violation Enforcement Resolution are filed under Document No. 83057

Lexington Park/Denton Residential Association, Inc. Bylaws and Articles of Incorporation are filed under Document No. 159709

7.     Mailing Address and Contact Information for the Association and the Managing Agent:

Spectrum Association Management  
17319 San Pedro Ave, #318  
San Antonio, TX 78232  
contact@spectrumam.com  
210-494-0659  
[www.spectrumam.com/homeowners](http://www.spectrumam.com/homeowners)

8. Fee(s) related to Property Transfer:

- Administrative Transfer Fee - \$200.00
- Resale Package = \$375.00
  - Rush for Resale Package:
    - 1 business day = \$120.00 / 3 business days = \$95.00
  - Add a Rush to an existing order = \$75.00 + Cost of a Rush
  - Update for Resale Package:
    - 1-14 days = \$15.00 / 15-180 days = \$50.00
- Statement of Account only = \$120.00
  - Rush for Statement of Account only:
    - 1 business day = \$110.00 / 3 business day = \$85.00
  - Update for Statement of Account only:
    - 1-30 days - No Cost / 31-45 days = \$50.00 / 46-90 days = \$50.00

**Prospective purchasers are advised to independently examine the Declaration, Bylaws, and all other governing documents of the Association, together with obtaining an official Resale Certificate, and performing a comprehensive physical inspection of the lot/home and common areas prior to purchase.**

THE PURPOSE OF THIS CERTIFICATE IS TO PROVIDE INFORMATION SUFFICIENT FOR A TITLE COMPANY TO CORRECTLY IDENTIFY THE SUBDIVISION AND TO CONTACT ITS GOVERNING ASSOCIATION. THIS CERTIFICATE DOES NOT PURPORT TO IDENTIFY EVERY PUBLICLY RECORDED DOCUMENT AFFECTING THE SUBDIVISION, OR TO REPORT EVERY PIECE OF INFORMATION PERTINENT TO THE SUBDIVISION. NO PERSON SHOULD RELY ON THIS CERTIFICATE FOR ANYTHING OTHER THAN INSTRUCTIONS FOR CONTACTING THE ASSOCIATION IN CONNECTION WITH THE TRANSFER OF TITLE TO A HOME IN THE SUBDIVISION. THE REGISTERED AGENT FOR THE ASSOCIATION IS ON FILE WITH THE TEXAS SECRETARY OF STATE.

Signed this 25<sup>th</sup> day of October, 2021.

Lexington Park/Denton Residential Association, Inc.

By: Shelby Welch  
Shelby Welch (of Spectrum Association Management), Managing Agent

State of Texas §

County of Bexar §

This instrument was acknowledged and signed before me on 25th,  
October, 2021 by Shelby Welch, representative of Spectrum Association

Management, the Managing Agent of Lexington Park/Denton Residential Association, Inc., on behalf of  
said association.

Denise J Mahan  
Notary Public, State of Texas

**After Recording, Return To:**  
**Spectrum Association Management**  
**Attn: Transitions**  
**17319 San Pedro Ave., Ste. #318**  
**San Antonio, TX 78232**

