

Denton County
Juli Luke
County Clerk

Instrument Number: 13701

ERecordings-RP

AMENDMENT

Recorded On: February 11, 2025 09:44 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: 13701
Receipt Number: 20250211000121
Recorded Date/Time: February 11, 2025 09:44 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

**FOURTH AMENDED AND RESTATED MANAGEMENT CERTIFICATE
OF
TOWN LAKE RESIDENTIAL COMMUNITY, INC.**

The undersigned, being an officer of Town Lake Residential Community, 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 Third Amended and Restated Management Certificate of Town Lake Residential Community, Inc., recorded as Document No. 2022-120330, in the Official Public Records of Denton County, Texas.

1. The name of the subdivision: Town Lake.
2. The name of the Association: Town Lake Residential Community, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: All that certain real property in Denton County, Texas made subject to that certain Declaration of Covenants, Conditions and Restrictions for Town Lake, recorded under Document No. 2016-14459, Official Public Records of Denton County, Texas, as amended (the "Declaration").
4. The recording data for the Declaration with any amendments and/or supplements to the Declaration: See Attachment 1.
5. The name and mailing address of the Association Town Lake Residential Community, Inc., c/o Neighborhood Management, Inc., 1024 S. Greenville Ave., Suite 230, Allen, Texas 75002.
6. The name, mailing address, telephone number, and email address of the person managing the Association:

Name:	Town Lake Residential Community, Inc., c/o Neighborhood Management, Inc.
Attn:	Mandy Lindsey
Mailing Address:	1024 S. Greenville Ave., Suite 230, Allen, Texas 75002
Telephone Number:	972-359-1548 x127
Email Address:	<u>mlindsey@nmitx.com</u>
7. Website to access the Association's dedicatory instruments:
<https://neighborhoodmanagement.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 - Amount equal to one (1) years' worth of Regular Annual Assessments (as such term is defined in the Declaration).

Common Area Reserve Assessment – Amount equal to one (1) years' worth of Regular Annual Assessments (as such term is defined in the Declaration).

Amenity Reimbursement Assessment - \$500.00.

Transfer Fee - \$250.00.

Resale Certificate Fee - \$375.00

Resale Update Fee - \$75.00

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

EXECUTED to be effective as of the date of Recording.

[SIGNATURE PAGE FOLLOWS]

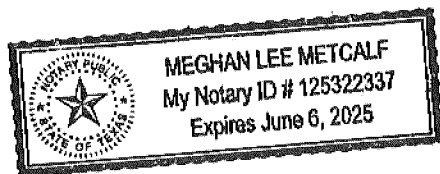
TOWN LAKE RESIDENTIAL COMMUNITY, INC., a Texas
nonprofit corporation

By: [Signature]
Name: Addison Rogers
Title: Director, Town Lake HOA Board

STATE OF TEXAS §
 §
COUNTY OF Tarrant §

This instrument was acknowledged before me this 5 day of February, 2025, by
Addison Rogers, the Director Town Lake HOA Board of Town
Lake Residential Community, Inc., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

[SEAL]



[Signature]
Notary Public Signature

AFTER RECORDING RETURN TO:

Robert D. Burton, Esq.
WINSTEAD PC
600 W. 5th St., Suite 900
Austin, Texas 78701
rburton@winstead.com

ATTACHMENT 1

1. Town Lake Declaration of Covenants, Conditions and Restrictions, recorded as Document No. 2016-14459, Official Public Records of Denton County, Texas.
2. Town Lake Community Manual, recorded as Document No. 2016-14572, Official Public Records of Denton County, Texas.
3. Town Lake First Amendment to Declaration of Covenants, Conditions and Restrictions, recorded as Document No. 2018-8850, Official Public Records of Denton County, Texas.
4. Town Lake Second Amendment to Declaration of Covenants, Conditions and Restrictions, recorded as Document No. 2019-3064, Official Public Records of Denton County, Texas.
5. Non-Material Correction Instrument to Second Amendment to Declaration of Covenants, Conditions and Restrictions, (corrects cover page to Amendment) recorded as Document No. 2019-4809, Official Public Records of Denton County, Texas.
6. Town Lake Supplement to Community Manual, recorded as Document No. 2021-188240, Official Public Records of Denton County, Texas.
7. Town Lake Notice of Plat Recordation [Phases One, Two, Three, and Four], recorded as Document No. 2022-120289, Official Public Records of Denton County, Texas.
8. Notice of Addition of Land to Declaration of Covenants, Conditions and Restrictions for Town Lake, recorded as Document No. 2022-120298, Official Public Records of Denton County, Texas.
9. Town Lake Second Supplement to Community Manual, recorded as Document No. 2023-15523, Official Public Records of Denton County, Texas.
10. Town Lake Third Amendment to Declaration of Covenants, Conditions and Restrictions, recorded as Document No. 2025-13192, Official Public Records of Denton County, Texas.

ATTACHMENT 1

TOWN LAKE RESIDENTIAL COMMUNITY, INC.
FOURTH AMENDED AND RESTATED MANAGEMENT CERTIFICATE