

**Denton County
Juli Luke
County Clerk**

Instrument Number: 204423

ERecordings-RP

AMENDMENT

Recorded On: November 05, 2021 02:37 PM

Number of Pages: 5

" Examined and Charged as Follows: "

Total Recording: \$42.00

******* 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: 204423
Receipt Number: 20211105000675
Recorded Date/Time: November 05, 2021 02:37 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

**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 Management Certificate for Town Lake, recorded as Document No. 2021-156484, 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 non-profit corporation.
3. The recording data for the subdivision: 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 (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 Town Lake Residential Community, Inc., c/o RTI/Community Management Associates, Inc., 1800 Preston Park Blvd, Suite 200, Plano, TX 75093.
6. The name, mailing address, telephone number, and email address of the person managing the Association:

Name:	RTI/Community Management Associates, Inc.
Attn:	Bill Brassfield
Mailing Address:	1800 Preston Park Blvd, Suite 200, Plano, TX 75093.
Telephone Number::	817-310-6906
Email Address:	bbrassfield@cmamanagement.com
7. Website to access the Association's dedicatory instruments: www.cmamanagement.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 - \$750.00.

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

Common Area Reserve Assessment – Amount equal to three (3) months 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 on the date this instrument is Recorded.

[SIGNATURE PAGE FOLLOWS]

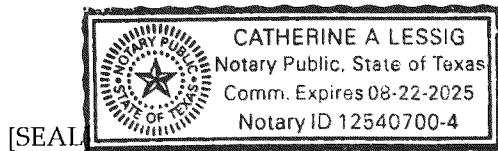
TOWN LAKE RESIDENTIAL COMMUNITY, INC. AMENDED AND RESTATED
MANAGEMENT CERTIFICATE

TOWN LAKE RESIDENTIAL COMMUNITY, INC., a
Texas non-profit corporation

By: Andrew Emil
Name: ANDREW EVANICH
Title: HOA Board President

STATE OF TEXAS §
 §
COUNTY OF Tarrant §

This instrument was acknowledged before me this 8th day of October, 2021 by Andrew Evanich as President of Town Lake Residential Community, Inc., a Texas non-profit corporation, on behalf of said non-profit corporation.



Catherine Lessig
Notary Public Signature

AFTER RECORDING RETURN TO:

Robert D. Burton, Esq.
WINSTEAD PC
401 Congress Avenue, Suite 2100
Austin, Texas 78701
rburton@winstead.com

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

EXHIBIT "A"

RECORDING DATA FOR THE DECLARATION AND RELATED DOCUMENTS

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.