

**Denton County  
Juli Luke  
County Clerk**

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**Instrument Number:** 137761

ERecordings-RP

MISCELLANEOUS

Recorded On: December 09, 2025 10:03 AM

Number of Pages: 6

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

Total Recording: \$45.00

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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: 137761  
Receipt Number: 20251209000134  
Recorded Date/Time: December 09, 2025 10:03 AM  
User: Brenda M  
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

AFTER RECORDING RETURN TO:  
Judd A. Austin, Jr., Esq.  
Henry Oddo Austin & Fletcher  
1700 Pacific Avenue  
Suite 2700  
Dallas, Texas 75201

STATE OF TEXAS                   §  
   §  
COUNTY OF DENTON §

**PROPERTY OWNERS' ASSOCIATION  
MANAGEMENT CERTIFICATE  
THE SEVENTEEN LAKES HOMEOWNERS ASSOCIATION, INC.**

This MANAGEMENT CERTIFICATE (this "Certificate") is made effective as of December 4, 2025, by The Seventeen Lakes Homeowner's Association, Inc. a Texas non-profit corporation (the "Association").

**WITNESSETH**

WHEREAS, The Seventeen Lakes HOA, a Texas limited liability company ("Declarant") has previously placed of record that certain Declaration of Covenants, Conditions, and Restrictions for Seventeen Lakes Homeowners Association, Inc., dated December 20<sup>th</sup>, 2006 (the "Declaration") recorded in Document Number 2006-154472, in the Official Public Records in Denton County, Texas which Declaration is incorporated herein for all purposes.

WHEREAS, the Association has caused this Certificate to be prepared and filed in accordance with the provisions of the Texas Residential Property Owners Protection Act as provided in Section 209.004 of the Texas Property Code.

NOW, THEREFORE, the undersigned hereby certifies as follows on behalf of the Association:

1.     Name of the Subdivision. The names of the Subdivisions which are subject to the Declaration are set forth in Exhibit A attached hereto.
2.     Name of the Association. The name of the Association is Seventeen Lakes Homeowners Association, Inc.
3.     Recording Data for the Subdivision. Recording data for the Subdivisions are set forth on Exhibit A attached hereto.
4.     Recording Data for the Declaration. The recording data for the Declaration is recorded in Document Number 2006-154472, Official Public Records in Denton County, Texas.

Recording data for amendments to the Declaration is set forth on Exhibit A attached hereto.

5. Mailing Address of the Association and Contact Information for Managing Agent. The current mailing address for the Association is The Seventeen Lakes Homeowners Association, Inc., c/o Insight Association Management, 2400 Lakeside Blvd., Suite 550, Richardson, TX 75082. The Association's managing agent is Insight Association Management, 2400 Lakeside Blvd., Suite 550, Richardson, TX 75082, phone number (214) 494-6002, and email address [resales@insightam.com](mailto:resales@insightam.com).
6. Association Website. The current website for the Association where current versions of the dedicatory instruments are made available is [www.seventeenlakeshoa.net](http://www.seventeenlakeshoa.net)

IN WITNESS WHEREOF, the undersigned has caused this Certificate to be executed on behalf of the Association in compliance with Section 209.004 of the Texas Property Code and serves to take the place of all Management Certificates previously filed by the Association.

**ASSOCIATION:**

The Seventeen Lakes Homeowners Association, Inc.  
a Texas non-profit corporation.

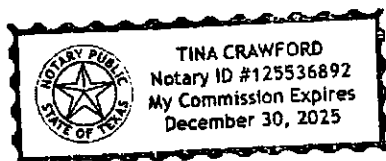
By: 

Bruce Crawford, Managing Agent

THE STATE OF TEXAS   §  
                                  §  
COUNTY OF DENTON   §

This instrument was acknowledged before me on this 4th day of December 2025, by Bruce Crawford, Insight Association Management, Managing Agent for The Seventeen Lakes Homeowners Association, Inc., a Texas non-profit corporation, on behalf of such corporation.

Notary Public in and for the State of Texas



  
Notary Public Signature

## **Exhibit A**

### **[Recording Data for the Subdivision]**

**Plats of Seventeen Lakes recorded in the Map or Plat Records of Denton County**

- **Seventeen Lakes #1**  
Filed in Denton County, Texas  
Document No. 0082877
- **Seventeen Lakes #2**  
Filed in Denton County, Texas  
Document No.105091
- **Seventeen Lakes #3**  
Filed in Denton County, Texas  
Document No. 98463
- **Seventeen Lakes #4**  
Filed in Denton County, Texas  
Document No. 2013-239

## **Exhibit B**

### **[Recording Data for the Declaration]**

Amendments to the Declaration for Seventeen Lakes Homeowners Association, Inc. recorded with Denton County

- a. Declaration recorded under Document No. 2006-154472, Official Public Record of Denton County, Texas
- b. Amended and Restated Declaration recorded under Document No. 2008-68307, Official Public Record of Denton County, Texas
- c. Amended and Restated Declaration recorded under Document No. 2014-3756, Official Public Record of Denton County, Texas
- d. 1<sup>st</sup> Amendment to the Amended Declaration recorded under Document No. 2014-94899, Official Public Record of Denton County, Texas
- e. 2<sup>nd</sup> Amendment to the Amended Declaration recorded under Document No. 58306, Official Public Record of Denton County, Texas
- f. 3<sup>rd</sup> Amendment to the Amended Declaration recorded under Document No. 136559, Official Public Record of Denton County, Texas
- g. Declaration of Annexation recorded under Document No. 2012-20161, Official Public Record of Denton County, Texas
- h. 1<sup>st</sup> Amendment to the Annexation recorded under Document No. 136560, Official Public Record of Denton County, Texas
- i. Certificate of Formation/Bylaws recorded under Document No. 2007-15713, Official Public Records of Denton County, Texas
- j. Articles of Incorporation recorded under Document No. 2007-15713, Official Public Records of Denton County, Texas

## **Exhibit C**

### **[Description and Fees Associated to Transfer of Title]**

#### **Management Fees**

1. Premier Resale Disclosure Bundle (TREC Form, Statement of Account, and Association Documents).....\$450.00
2. Resale Disclosure (TREC Form) and Association Documents.....\$375.00
3. Resale Disclosure Update..... \$75.00
4. Transfer Fee..... \$250.00
5. 5 Day Rush Fee.....\$75.00
6. 3 Day Rush Fee.....\$100.00
7. 1 Day Expedited Rush Fee.....\$200.00
8. Custom Questionnaires.....\$165.00
9. Association Questionnaires.....\$125.00

#### **Association Fees**

1. Acquisition Assessment Fee..... ½ of the total regular annual assessment.