

**AMENDED AND RESTATED MANAGEMENT CERTIFICATE
OF
LONE OAK RESIDENTIAL COMMUNITY, INC.**

The undersigned, being an officer of Lone Oak Residential Community, Inc., a Texas nonprofit corporation (the “Association”), and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

THIS INSTRUMENT AMENDS, RESTATES, AND REPLACES IN ITS ENTIRETY THAT CERTAIN MANAGEMENT CERTIFICATE FOR THE ASSOCIATION, RECORDED UNDER DOCUMENT NO. 2025-5469, IN THE OFFICIAL PUBLIC RECORDS OF JOHNSON COUNTY, TEXAS, AS AMENDED.

1. The name of the subdivision: Lone Oak.
2. The name of the Association: Lone Oak Residential Community, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: All that certain real property situated in Johnson County, Texas, made subject to that certain Declaration of Covenants, Conditions and Restrictions for Lone Oak, recorded under Document No. 2025-5290 in the Official Public Records of Johnson County, Texas, as the same may be amended from time to time (the “Declaration”).
4. The recording data for the Declaration and any amendments to the Declaration: See Attachment 1 to this Management Certificate.
5. The name and mailing address of the Association: Lone Oak 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:	Neighborhood Management, Inc.
Mailing Address:	1024 S. Greenville Ave., Suite 230, Allen, TX 75002
Attn.:	Beverly Coghlan
Telephone Number:	(972) 359-1548
Email Address:	<u>managementcertificate@nmitx.com</u>
7. Website to access the Association’s dedicatory instruments:
www.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 - \$500.00

Transfer Fee - \$250.00

Resale Certificate Fee - \$375.00

Updated Resale Certificate Fee - \$75.00

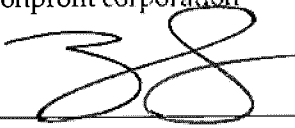
Optional Inspection Fee - \$150.00

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

[SIGNATURE PAGE FOLLOWS]

EXECUTED to be effective on the date this instrument is Recorded.

LONE OAK RESIDENTIAL COMMUNITY, INC.,
a Texas nonprofit corporation

By: 

Name: Bobby Samuel

Title: Vice President

STATE OF TEXAS

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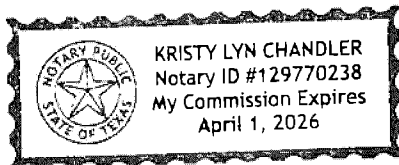
COUNTY OF Collin

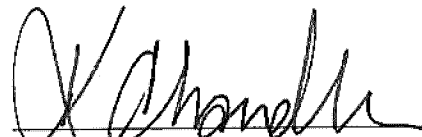
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This instrument was acknowledged before me on the 7 day of October, 2025 by Bobby Samuel, the Vice President of Lone Oak Residential Community, Inc., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

(SEAL)




Notary Public Signature

AFTER RECORDING RETURN TO:

Robert D. Burton, Esq.

Winstead PC

600 W. 5th Street, Suite 900

Austin, Texas 78701

Email: rburton@winstead.com

ATTACHMENT 1

1. Declaration of Covenants, Conditions and Restrictions for Lone Oak, recorded under Document No. 2025-5290, in the Official Public Records of Johnson County, Texas, as amended and supplemented from time to time.
2. Lone Oak Community Manual, recorded as Document No. 2025-5334 in the Official Public Records of Johnson County, Texas, as amended and supplemented from time to time.
3. Lone Oak Adoption of Working Capital Assessment, recorded as Document No. 2025-5333 in the Official Public Records of Johnson County, Texas.
4. Notice of Plat Recordation for Lone Oak [Phase 1], recorded as Document No. 2025-30816 in the Official Public Records of Johnson County, Texas.

ATTACHMENT 1

LONE OAK RESIDENTIAL COMMUNITY, INC.
AMENDED AND RESTATED MANAGEMENT CERTIFICATE

Johnson County
April Long
Johnson County
Clerk

Instrument Number: 2025 - 31050

eRecording - Real Property

Amendment

Recorded On: October 15, 2025 11:31 AM

Number of Pages: 5

" Examined and Charged as Follows: "

Total Recording: \$37.00

******* 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: 2025 - 31050
Receipt Number: 20251015000080
Recorded Date/Time: October 15, 2025 11:31 AM
User: Amanda T
Station: ccl83

Record and Return To:

Simplifile
5072 North 300 West

PROVO UT



STATE OF TEXAS
COUNTY OF JOHNSON

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 Johnson County, Texas.

April Long
Johnson County Clerk
Johnson County, TX

April Long