

**Denton County
Juli Luke
County Clerk**

Instrument Number: 160176

ERecordings-RP

PROPERTY ASSOC MGMT CERT

Recorded On: September 01, 2021 11:30 AM

Number of Pages: 14

" Examined and Charged as Follows: "

Total Recording: \$78.00

******* 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: 160176
Receipt Number: 20210901000448
Recorded Date/Time: September 01, 2021 11:30 AM
User: Joy R
Station: Station 19

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:
Leah K. Burton
Roberts Markel Weinberg Butler Hailey PC
5307 E. Mockingbird Lane
Suite 685
Dallas, Texas 75206

STATE OF TEXAS §
 §
COUNTY OF DENTON §

**PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE
OF LANTANA COMMUNITY ASSOCIATION, INC.**

This MANAGEMENT CERTIFICATE (this "Certificate") is made effective as of September 1, 2021 by the Lantana Community Association, Inc. a Texas non-profit corporation (the "Association").

WITNESSETH

WHEREAS, Rayzor Ranch, L.P., a Texas limited partnership ("Declarant") has previously placed of record that certain Declaration of Covenants, Conditions and Restrictions for Lantana Owners Association, Inc., dated November 1, 2000 (the "Declaration") recorded as Document Number 4708-1080 in the Official Public Records of 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 name 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 Lantana Community 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 Document Number 4708-1080 in the Official Public Records of Denton County, Texas. The recording data for amendments to the Declaration is set forth on Exhibit B attached hereto.

5. Mailing Address of the Association and Contact Information for Managing Agent. The current mailing address for the Association is Lantana Community Association, c/o Insight Association Management, 275 W. Campbell Road, Suite 620, Richardson, TX 75080. The Association's managing agent is Insight Association Management, 275 W. Campbell Road, Suite 620, Richardson, TX 75080, phone number (214) 494-6002, and email address resales@insightam.com.
6. Association Website. The current website for the Association where current versions of the dedicatory instruments are made available is www.lantanalive.com.
7. Description and Fees Associated to Transfer of Title. The amount and description of fees charged relating to a transfer of title for the Association are set forth in Exhibit C.

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:

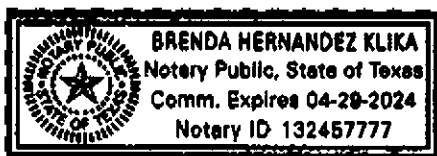
Lantana Community Association, Inc. a Texas non-profit corporation.

By: 
Bruce Crawford, Managing Agent

THE STATE OF TEXAS §
 §
COUNTY OF DENTON §

This instrument was acknowledged before me on this 1st day of September, 2021, by Bruce Crawford, Insight Association Management, Managing Agent for Lantana Community 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 Lantana Community Association recorded in the Map or Plat Records of Denton County

**Brenham Addition
Filed in Denton County, Texas
Document No. V-343**

**Camden Phase 1
Filed in Denton County, Texas
Document No. S-352**

**Camden Phase 2
Filed in Denton County, Texas
Document No. T-390**

**Crescent Phase A Addition
Filed in Denton County, Texas
Document No. U-721**

**Crescent Phase B Addition
Filed in Denton County, Texas
Document no. V-161**

**Fairlin
Filed in Denton County, Texas
Document No. U-87**

**Larkspur
Filed in Denton County, Texas
Document No. S-347**

**Sandlin Addition
Filed in Denton County, Texas
Document No. T-192**

**Sierra
Filed in Denton County, Texas
Document No. S-370**

Exhibit A Continued

[Recording Data for the Subdivision]

Plats of Lantana Community Association recorded in the Map or Plat Records of Denton County

**Sonora Addition Phase 1
Filed in Denton County, Texas
Document U-142**

**Sonora Phase Addition Phase 2
Filed in Denton County, Texas
Document No. T-388**

**Wisteria
Filed in Denton County, Texas
Document No. S-375**

**Telea Addition Phase 1
Filed in Denton County, Texas
Document No. T-339**

**Telea Addition Phase 2
Filed in Denton County, Texas
Document No. U-92**

**Heritage Lantana Addition Phase 1
Filed in Denton County, Texas
Document No. U-94**

**Heritage Lantana Addition Phase 2
Filed in Denton County, Texas
Document No. V-155**

**Heritage Lantana Addition Phase 3
Filed in Denton County, Texas
Document No. V-423**

**Carlisle Addition
File in Denton County, Texas
Document No. U-146**

Exhibit A Continued

[Recording Data for the Subdivision]

Plats of Lantana Community Association recorded in the Map or Plat Records of Denton County

**Laviana Addition Phase 1
Filed in Denton County, Texas
Document No. U-178**

**Laviana Phase 2
Filed in Denton County, Texas
Document No. U-97**

**Magnolia A Addition
Filed in Denton County, Texas
Document No. V-313**

**Magnolia B Addition
Filed in Denton County, Texas
Document No. U-195**

**Magnolia C Addition
Filed in Denton County, Texas
Document number W-403**

**Meridian Addition
Filed in Denton County, Texas
Document No. U-703**

**Navarro Addition
Filed in Denton County, Texas
Document No. U-242**

**Dakota Addition
Filed in Denton County, Texas
Document No. W-314**

**Isabel Addition Phase A
Filed in Denton County, Texas
Document No. W-876**

**Bellaire Addition Phase A
Filed in Denton County, Texas
Document No. X-357**

Exhibit A Continued

[Recording Data for the Subdivision]

Plats of Lantana Community Association recorded in the Map or Plat Records of Denton County

**Wimberly Addition
Filed in Denton County, Texas
Document No. X-260**

**Azalea Addition Phase A
Filed in Denton County, Texas
Document X-303**

**Madison Addition
Filed in Denton County, Texas
Document No. Y-682**

**Brazos Addition
Filed in Denton County, Texas
Document No. X-662**

**Bandera Addition
Filed in Denton County, Texas
Document No. Y-23**

**Carlisle Addition Phase B
Filed in Denton County, Texas
Document No. Y-107**

**Bellaire Addition Phase B
Filed in Denton County, Texas
Document No. X-607**

**Bellaire Addition Phase C
Filed in Denton County, Texas
Document No. 2012-128**

**Bandera Addition Phase B1
Filed in Denton County, Texas
Document 2011-90**

**Gaillardia Addition
Filed in Denton County, Texas
Document No. 2012-6**

Exhibit A Continued

[Recording Data for the Subdivision]

Plats of Lantana Community Association recorded in the Map or Plat Records of Denton County

**Kendall Addition Phase 1A
Filed in Denton County Texas
Document No. 2012-91**

**Madison Addition 1B
Filed in Denton County, Texas
Document No.2011-9B**

**Madison Addition Phase C
Filed in Denton County, Texas
Document No 2012-13**

**Magnolia Addition Phase D
Filed in Denton County, Texas
Document No. Y-109**

**Magnolia Addition Phase E
Filed in Denton County, Texas
Document No. 2011-89**

**Meridian Addition Phase B
Filed in Denton County, Texas
Document No. X-28**

**Palmetto Addition
Filed in Denton County, Texas
Document No. 2012-2**

**Carlisle Addition Phase C
Filed in Denton County, Texas
Document No. 2012-191**

**Juniper Addition Phase A
Filed in Denton County, Texas
Document No. 2013-293**

**Magnolia Addition Phase F
Filed in Denton County, Texas
Document No. 2013-310**

Exhibit A Continued

[Recording Data for the Subdivision]

Plats of Lantana Community Association recorded in the Map or Plat Records of Denton County

**Bandera Addition Phase 4
Filed in Denton County, Texas
Document No. 2014-233**

**Kendall Addition Phase 3
Filed in Denton County, Texas
Document No. 2014-232**

**Juniper Addition Phase B
Filed in Denton County, Texas
Document No. 2014-269**

**Garner Ease Phase A
Filed in Denton County, Texas
Document No. 2014-366**

**Bellaire Phase D
Filed in Denton County, Texas
Document No. 2015-218**

**Garner West
Filed in Denton County, Texas
Document No. 2015-309**

**Palmetto Replat
Filed in Denton County, Texas
Document No. 2015-316**

**Bellaire Phase E
Filed in Denton County, Texas
Document No. 2015-353**

**Reata
Filed in Denton County, Texas
Document No. 2016-2051**

**Barrington Phase A
Filed in Denton County, Texas
Document No. 2016-2224**

Exhibit A Continued

[Recording Data for the Subdivision]

Plats of Lantana Community Association recorded in the Map or Plat Records of Denton County

**Garner East Phase B
Filed in Denton County, Texas
Document No. 2017-156**

**Barrington Phase B
Filed in Denton County, Texas
Document No. 2018-128**

**Barrington Phase C
Filed in Denton County, Texas
Document No. 2018-396**

Exhibit B

[Recording Data for the Declaration]

Amendments to the Declaration for Lantana Community Association recorded with Denton County

- a. Declaration recorded under Document No. 4708-1080, Official Public Records of Denton County, Texas.
- b. Deed Restriction recorded under Document No. 2002-32855, Official Public Records of Denton County, Texas.
- c. Policy recorded under Document No. 2002-72103, Official Public Records of Denton County, Texas.
- d. First Amendment to Declaration recorded under Document No. 5239-5411, Official Public Records of Denton County, Texas.
- e. First Supplemental Recording of Dedicatory Instruments (Bylaws/AOI/Design Guidelines) recorded under Document No. 2004-32478, Official Public Records of Denton County, Texas.
- f. First Amendment to Declaration recorded under Document No. 2004-48311, Official Public Records of Denton County, Texas.
- g. First Amendment to Declaration (Correction) recorded under Document No. 2004-63280, Official Public Records of Denton County, Texas.
- h. Second Amendment to Declaration recorded under Document No. 2006-136800, Official Public Records of Denton County, Texas.
- i. Second Supplemental Recording of Dedicatory Instruments recorded under Document No. 2006-15249, Official Public Records of Denton County, Texas.
- j. Third Supplemental Recording of Dedicatory Instruments recorded under Document No. 2006-132228, Official Public Records of Denton County, Texas.
- k. Notice of Automatic Annexation recorded under Document No. 2007-7104, Official Public Records of Denton County, Texas.
- l. First Declaration of Withdrawal recorded under Document No. 2007-9313, Official Public Records of Denton County, Texas.
- m. Declaration of Withdrawal recorded under Document No. 2007-55684, Official Public Records of Denton County, Texas.

Exhibit B Continued

[Recording Data for the Declaration]

Amendments to the Declaration for Lantana Community Association recorded with Denton County

- n. Declaration of Withdrawal recorded under Document No. 2007-55685, Official Public Records of Denton County, Texas.
- o. Amendment to Declaration recorded under Document No. 2007-74908, Official Public Records of Denton County, Texas.
- p. Amendment to Declaration recorded under Document No. 2007-74907, Official Public Records of Denton County, Texas.
- q. Amendment to Declaration recorded under Document No. 2007-74909, Official Public Records of Denton County, Texas.
- r. Correction to First Declaration of Withdrawal recorded under Document No. 2007-82706, Official Public Records of Denton County, Texas.
- s. Declaration of Withdrawal recorded under Document No. 2008-19369, Official Public Records of Denton County, Texas.
- t. Declaration of Withdrawal recorded under Document No. 2008-19369, Official Public Records of Denton County, Texas.
- u. Third Amendment to Declaration recorded under Document No. 2008-8628, Official Public Records of Denton County, Texas.
- v. Fourth Supplemental Recording of Dedicatory Instruments recorded under Document No. 2009-20769, Official Public Records of Denton County, Texas.
- w. Fourth Amendment to Declaration recorded under Document No. 2009-20770, Official Public Records of Denton County, Texas.
- x. Fifth Amendment to Declaration recorded under Document No. 2010-8664, Official Public Records of Denton County, Texas.
- y. Declaration of Withdrawal recorded under Document No. 2010-63730, Official Public Records of Denton County, Texas.
- z. Fifth Supplemental Recording of Dedicatory Instruments recorded under Document No. 2010-110594, Official Public Records of Denton County, Texas.

Exhibit B Continued

[Recording Data for the Declaration]

Amendments to the Declaration for Lantana Community Association recorded with Denton County

- aa. Sixth Amendment to Declaration recorded under Document No. 2011-42391, Official Public Records of Denton County, Texas.
- bb. Seventh Amendment to Declaration recorded under Document No. 2011-110093, Official Public Records of Denton County, Texas.
- cc. Sixth Supplemental Recording of Dedicatory Instruments recorded under Document No. 2011-111253, Official Public Records of Denton County, Texas.
- dd. Seventh Supplemental Recording of Dedicatory Instruments recorded under Document No. 2012-1052, Official Public Records of Denton County, Texas.
- ee. Eighth Amendment to Declaration recorded under Document No. 2012-17875, Official Public Records of Denton County, Texas.
- ff. Eighth Supplemental Recording of Dedicatory Instruments recorded under Document No. 2016-154162, Official Public Records of Denton County, Texas.
- gg. Ninth Supplemental Recording of Dedicatory Instruments recorded under Document No. 2017-17179, Official Public Records of Denton County, Texas.
- hh. Tenth Supplemental Recording of Dedicatory Instruments recorded under Document No. 2020-93617, 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).....\$430.00
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 Fee.....\$100.00
2. Lantana Education Fund.....5% of gross sale price of the home