

Lakeside DFW

Property Owners' Association Management Certificate

As Required by Section 209.004, Texas Property Code

This certificate updates and entirely replaces any previously recorded management certificate for this subdivision, such as instruments recorded as D213158446

1. Subdivision information. Lakeside DFW is an addition to the city of Flower Mound in Tarrant County, Texas. The plats are recorded in the Plat Records of Tarrant County, Texas as:

- Plat Phase 1: Document D213146097 was recorded on July 7, 2013
- Plat Phase 2: Document D216101226 was recorded on May 13, 2016
- Plat Phase 3: Document D216183051 was recorded August 11, 2016

2. Declaration information. Lots in Lakeside DFW are subject to Declaration of Covenants, Restrictions, and Easements for Lakeside DFW recorded on June 9, 2013, as Document Number D213158754, Real Property Records, Tarrant County, Texas as amended or supplemented from time to time including the following instrument(s) recorded in the Real Property Records of Tarrant County, and Denton County, Texas:

- Declaration Notice of Designation of Common Area; Document No. D213161250 Recorded on June 6, 2016
- First Amendment; Document No. D213158754 was recorded on June 9, 2013
- Amended and Restated; Document No. D213158446 June 19, 2013

3. Name of property owners association. Lakeside DFW

4. How to contact the association through its managing agent.

Lakeside DFW
c/o FirstService Residential Texas, Inc., a Texas Corporation, d/b/a FirstService Residential
("FirstService Residential")
14951 North Dallas Parkway, Suite 600
Dallas, Texas 75254
Phone: 214-871-9700
Website: www.fsresidential.com
Email Address: Mgmt-CertificateTX@fsresidential.com
Community Website: <https://fwhighpointhill.connectresident.com>
Resale Disclosure Package: \$375.00
Homeowner Setup/Unit Transfer: \$295.00

5. Purpose. The purpose of the Property Owners' Association Management Certificate is to provide information sufficient for a title company to correctly identify the subdivision and to contact its governing association. This Management Certificate does not purport to identify every publicly recorded document affecting the subdivision, or to report every piece of information pertinent to the subdivision. No person should rely on this Management Certificate for anything other than instructions for contacting the association in connection with the transfer of title to a home in the subdivision.



D223003304

01/06/2023 03:45 PM

Page: 1 of 2

Fees: \$23.00

PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE
SUBMITTER: FIRSTSERVICE RESIDENTIAL TEXAS

Mary Louise Nicholson
MARY LOUISE NICHOLSON
COUNTY CLERK

Signed on the 31 day of Dec 2022

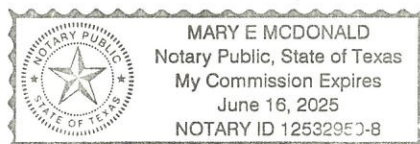
Lakeside DFW, a Texas property owners' association

By: 

Lisa Cunningham, Senior Vice President
FirstService Residential Texas, Managing Agent

THE STATE OF TEXAS
COUNTY OF DALLAS

This instrument was acknowledged before me on this 31 day of Dec 2022 by
Lisa Cunningham on behalf of FirstService Residential, Managing Agent of a Texas property owners'
association, on behalf of said association.




Notary Public, State of Texas


AFTER RECORDING, PLEASE RETURN TO:

Lakeside DFW
c/o FirstService Residential Texas, Inc., a Texas Corporation, d/b/a FirstService Residential
("FirstService Residential")
14951 North Dallas Parkway, Suite 600
Dallas, Texas 75254



FILED AND RECORDED
OFFICIAL PUBLIC RECORDS OF
TARRANT COUNTY, TEXAS
01/06/2023 03:45 PM

D223003304
PROPERTY OWNERS ASSOCIATION MANAGEMENT CE
Pages: 2
Fees: \$23.00


MARY LOUISE NICHOLSON
COUNTY CLERK

Lakeside DFW

Property Owners' Association Management Certificate

As Required by Section 209.004, Texas Property Code

This certificate updates and entirely replaces any previously recorded management certificate for this subdivision, such as instruments recorded as D213158446

1. Subdivision information. Lakeside DFW is an addition to the city of Flower Mound in Tarrant County, Texas. The plats are recorded in the Plat Records of Tarrant County, Texas as:

- Plat Phase 1: Document D213146097 was recorded on July 7, 2013
- Plat Phase 2: Document D216101226 was recorded on May 13, 2016
- Plat Phase 3: Document D216183051 was recorded August 11, 2016

2. Declaration information. Lots in Lakeside DFW are subject to Declaration of Covenants, Restrictions, and Easements for Lakeside DFW recorded on June 9, 2013, as Document Number D213158754, Real Property Records, Tarrant County, Texas as amended or supplemented from time to time including the following instrument(s) recorded in the Real Property Records of Tarrant County, and Denton County, Texas:

- Declaration Notice of Designation of Common Area; Document No. D213161250 Recorded on June 6, 2016
- First Amendment; Document No. D213158754 was recorded on June 9, 2013
- Amended and Restated; Document No. D213158446 June 19, 2013

3. Name of property owners association. Lakeside DFW

4. How to contact the association through its managing agent.

Lakeside DFW

c/o FirstService Residential Texas, Inc., a Texas Corporation, d/b/a FirstService Residential ("FirstService Residential")

14951 North Dallas Parkway, Suite 600

Dallas, Texas 75254

Phone: 214-871-9700

Website: www.fsresidential.com

Email Address: Mgmt-CertificateTX@fsresidential.com

Community Website: <https://fwhighpointhill.connectresident.com>

Resale Disclosure Package: \$375.00

Homeowner Setup/Unit Transfer: \$295.00

5. Purpose. The purpose of the Property Owners' Association Management Certificate is to provide information sufficient for a title company to correctly identify the subdivision and to contact its governing association. This Management Certificate does not purport to identify every publicly recorded document affecting the subdivision, or to report every piece of information pertinent to the subdivision. No person should rely on this Management Certificate for anything other than instructions for contacting the association in connection with the transfer of title to a home in the subdivision.

Signed on the 21 day of Dec 2022

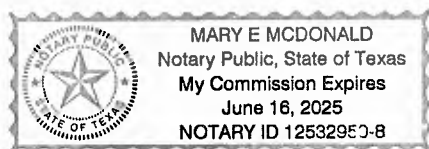
Lakeside DFW, a Texas property owners' association

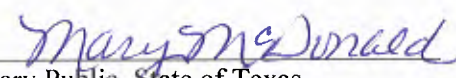
By: 

Lisa Cunningham, Senior Vice President
FirstService Residential Texas, Managing Agent

THE STATE OF TEXAS
COUNTY OF DALLAS

This instrument was acknowledged before me on this 21 day of Dec 2022 by
Lisa Cunningham on behalf of FirstService Residential, Managing Agent of a Texas property owners'
association, on behalf of said association.




Notary Public, State of Texas

AFTER RECORDING, PLEASE RETURN TO:

Lakeside DFW
c/o FirstService Residential Texas, Inc., a Texas Corporation, d/b/a FirstService Residential
("FirstService Residential")
14951 North Dallas Parkway, Suite 600
Dallas, Texas 75254



VG-342-2023-2530

Denton County
Juli Luke
County Clerk

Instrument Number: 2530

Real Property Recordings

MISCELLANEOUS

Recorded On: January 09, 2023 04:27 PM

Number of Pages: 3

" Examined and Charged as Follows: "

Total Recording: \$34.00

***** THIS PAGE IS PART OF THE INSTRUMENT *****

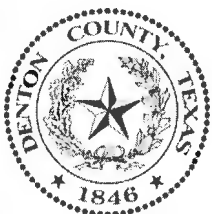
Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY
because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 2530
Receipt Number: 20230106000185
Recorded Date/Time: January 09, 2023 04:27 PM
User: Brandon H
Station: Station 10

Record and Return To:

LAKESIDE DFW
FIRSTSERVICE RESIDENTIAL
14951 NORTH DALLAS PARKWAY SUITE 600
DALLAS TX 75254



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