

\*VG-48-2025-2025000072188\*

**Collin County**  
**Honorable Stacey Kemp**  
Collin County Clerk

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**Instrument Number:** 2025000072188

Real Property

HOMEOWNERS ASSOC DOCS

Recorded On: June 10, 2025 08:53 AM

Number of Pages: 4

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

Total Recording: \$33.00

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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: 2025000072188  
Receipt Number: 20250610000108  
Recorded Date/Time: June 10, 2025 08:53 AM  
User: Devon O  
Station: Station 5

**Record and Return To:**

LAVON GRAND HERITAGE HOMEOWNERS ASSOCIATION INC  
200 GRAND HERITAGE BOULEVARD  
  
LAVON TX 75166



**STATE OF TEXAS**  
**Collin County**

**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 Public Records of Collin County, Texas**

Honorable Stacey Kemp  
Collin County Clerk  
Collin County, TX

**AMENDED MANAGEMENT CERTIFICATE FOR  
LAVON GRAND HERITAGE HOMEOWNERS ASSOCIATION, INC.**

**Lavon Grand Heritage Homeowners Association, Inc.**, a Texas non-profit corporation ("Association"), submits this First Amended Management Certificate pursuant to Section 209.004 of the Texas Property Code, which Amended Management Certificate supersedes all prior Management Certificates and amendments thereof filed by the Association.

1. The name of the subdivision is "Lavon Grand Heritage."
2. The name of the association is "Lavon Grand Heritage Homeowners Association, Inc."
3. The recording data for the subdivision is found in the Official Public Records of Collin County, Texas, as Documents:
  - a. 20060412010001400 (Plat/2006/211);
  - b. 20070612010002030 (Plat/2007/312);
  - c. 20080509010001810 (Plat/2008/289);
  - d. 20080811010002900 (Plat/2008/468);
  - e. 20081211010004270 (Plat/2008/681);
  - f. 20160929010003990 (Plat/2016/689);
  - g. 20171109010005190 (Plat/2017/900);
  - h. 20190808010003440 (Plat/2019/545); and
  - i. 20200605010001990 (Plat/2020/343).
4. The recording data for the Declaration for the subdivision is found in the Official Public Records of Collin County, Texas, as Document 20060516000658940, as amended by Documents:
  - a. 20060728001068790;
  - b. 20070501000581920;
  - c. 20080725000906240;
  - d. 20081008001202320;
  - e. 20080902001061000;
  - f. 20090804000974550;

- g. 20090115000042590;
- h. 20090918001167640;
- i. 20091030001329780;
- j. 20180510000573900;
- k. 20180824001065300;
- l. 20180824001065440;
- m. 20210909001833620; and
- n. 2022000141250.

5. The name and mailing address of the Association is:

Lavon Grand Heritage Homeowners Association, Inc.  
200 Grand Heritage Blvd.  
Lavon, Texas 75166

6. The name, mailing address, telephone number, and e-mail address of the person managing the association or the association's designated representative is:

Tammy Fred  
Lavon Grand Heritage Homeowners Association, Inc.  
200 Grand Heritage Blvd  
Lavon, TX 75166  
972-843-4222  
hoamanager@lavongrandherit  
age.com

7. The website address in which the Association's Dedicatory Instruments are available, in accordance with Section 207.006 is <https://www.lavongrandheritage.com>

8. The amount and description of a fee or fees charged by the association relating to a property transfer in the subdivision are as follows:

- a. Access Card fee of **\$100.00** on all sales.
- b. Compliance Inspection Fee of **\$300** for sales between owners and buyers:
- c. Transfer fee of **\$300.00** for sales between owners and buyers;
- d. Transfer fee of **\$300.00** for sales between builders and buyers; and
- e. Resales Certificate fee of **\$375**.
- f. Working Capital Fee **\$500** for sales between builders and buyers; and
- g. Transfer fee of **\$150** for certificates needed within one business day of request submission.

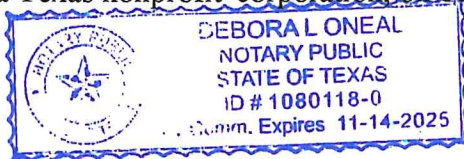
I certify that the information contained in the Management Certificate is true and correct to the best of my knowledge as of this 9th day of June, 2025.

**Lavon Grand Heritage Homeowners Association, Inc.,**  
a Texas non-profit corporation ("Association")

By: [Signature]  
Patti Burns, Vice President

THE STATE OF TEXAS   §  
                                     §  
COUNTY OF COLLIN   §

This instrument was acknowledged before me on this 9th day of June, 2025, by Patti Burns, Vice President of Lavon Grand Heritage Homeowners Association, Inc., a Texas nonprofit corporation, on behalf of said entity.

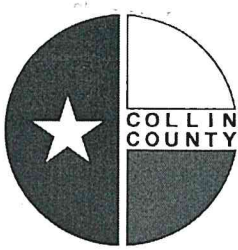


[Signature]  
Texas Notary Public

Notary's Printed Name: Debora L. O'Neal  
My Commission Expires: 11-14-2025

After recording, return to:

Tammy Fred  
Lavon Grand Heritage Homeowners Association, Inc.  
200 Grand Heritage Boulevard  
Lavon, Texas 75166



## Collin County Clerk

Honorable Stacey Kemp  
2300 Bloomdale Rd. Suite 2106  
McKinney, TX 75071

**Main:** (972)548-4185 **Fax:** (972)547-5731

**Receipt:** 20250610000108  
**Date:** 06/10/2025  
**Time:** 08:53AM  
**By:** Devon O  
**Station:** Station 5  
**Status:** ORIGINAL COPY

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<u>Seq</u>	<u>Item</u>	<u>Document Description</u>	<u>Number</u>	<u>Number Of</u>	<u>Amount</u>	<u>Serial Number</u>	<u>GF Number</u>
1	Real Property	HOA	2025000072188	4	\$33.00		

**Order Total** (1) \$33.00

<u>Seq</u>	<u>Payment Method</u>	<u>Transaction Id</u>	<u>Comment</u>	<u>Total</u>
1	Credit Card	100329339268	RECORDING-LAVON HOA	\$33.00
<b>Total Payments</b> (1)				\$33.00
<b>Change Due</b>				\$0.00

LAVON GRAND HERITAGE HOMEOWNERS  
ASSOCIATION INC  
200 GRAND HERITAGE BOULEVARD  
LAVON, TX 75166  
(972) 489-4627

**All Transactions Approved**

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**Bureau: 9024389 - Collin Co, TX Clerk McKinney Office Land & Vitals**

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Description or Name	Amount	Qty	Conv. Fee	Result
Fees: RECORDING-LAVON HOA Payment ID: 100329339268 Payment	\$33.00	1	\$1.00	Approved
Total Amounts + All Fees:	\$34.00			

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**BILLING INFORMATION****Auth Code: 09758D****EMV Details:****PATRICIA BURNS****VISA****Card Entry Method: Chip****AID: A0000000031010****TVR: 0080008000****IAD: AFBF207000820000****TSI: E800****ARC: 00****Processed at 06/10/2025 8:53:35 AM CDT**

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Legal Notice - [www.certifiedpayments.net/LegalNotices.aspx](http://www.certifiedpayments.net/LegalNotices.aspx)

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