

(To be recorded in Real Property Records of Collin County, Texas)

Lakeview Downs Homeowners Association, Inc.
Property Owners' Association Management Certificate

As Required by Section 209.004, Texas Property Code

This certificate updates and replaces any previously recorded management certificate for this subdivision, such as instruments recorded as Documents 20210831001765580 and 20190716000834410.

1. Subdivision Information. Lakeview Downs is an addition to the city of Lucas Allen and Princeton in Collin County, Texas. The plats are recorded in the Plat Records of Collin County, Texas as:

Plat 1: 20180809010003690, recorded on August 9th, 2018

2. Declaration Information. Lots in Lakeview Downs are subject to Declaration for Lakeview Downs, recorded on January 30th, 2019 as Document 20190130000081080, Real Property Records, Collin County Texas as amended, supplemented and/or refiled from time to time as:

- First Amendment: Document 20210422000811080, recorded on April 22nd, 2021.
- First Amendment to Design Guidelines: Document 20210422000811070, recorded on April 22nd, 2021.

3. Name of Property Owners Association: Lakeview Downs Homeowners Association, Inc.

4. How to Contact the Association through its Managing Agent.

Lakeview Downs Homeowners Association, Inc.

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://LakeviewDownsHOA.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 this 21 day of November 2022

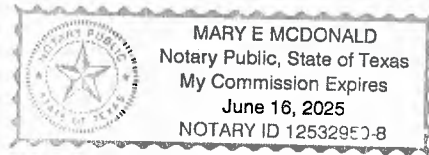
Lakeview Downs Association, Inc.
A Texas property owners' association

By: [Signature]

Lisa Cunningham, Senior Vice President
FirstService Residential, Managing Agent

THE STATE OF TEXAS
COUNTY OF DALLAS

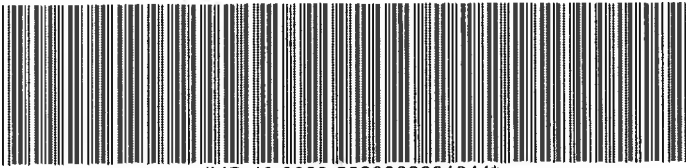
This instrument was acknowledged before me on this 21 day of Nov. 2022
by Lisa Cunningham, on behalf of FirstService Residential, Managing Agent of a Texas property owners'
association, on behalf of said association.



[Signature]
Notary Public, State of Texas

AFTER RECORDING, PLEASE RETURN TO:

Lakeview Downs Homeowners Association, Inc.
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-48-2023-2023000001844

Collin County
Honorable Stacey Kemp
Collin County Clerk

Instrument Number: 2023000001844

Real Property

HOMEOWNERS ASSOC DOCS

Recorded On: January 06, 2023 02:42 PM

Number of Pages: 3

" Examined and Charged as Follows: "

Total Recording: \$30.00

***** 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: 2023000001844
Receipt Number: 20230106000381
Recorded Date/Time: January 06, 2023 02:42 PM
User: Amanda J
Station: Station 9

Record and Return To:

LAKEVIEW DOWNS HOMEOWNERS ASSOCIATION INC.
14951 N. Dallas PKWY #600
DALLAS TX 75254



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