

**PROPERTY OWNERS ASSOCIATION
MANAGEMENT CERTIFICATE
FOR
LAKE SHARON ESTATES**

STATE OF TEXAS

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KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF DENTON

Pursuant to the provisions of Section 209.004 of the Texas Property Code, the undersigned property owners association hereby records this Property Owners Association Management Certificate for **Lake Sharon Estates Homeowners Association, Inc.**

1. The name of the subdivision is Lake Sharon Estates.
2. The name of the association is Lake Sharon Estates Homeowners Association, Inc.
3. The recording data for the subdivision is as follows:

Subdivision

Recording Data

Lake Sharon Estates

Amended Final Plat, Lake Sharon Estates, recorded on or about October 14, 2003, as Instrument No. 2003-0171029, Real Property Records, Denton County, Texas

4. The recording data for the declaration and any amendments to the declaration is as follows:

Declaration of Covenants, Conditions and Restrictions for Lake Sharon Estates recorded on or about September 22, 1999, at Volume 4430, Page 0353 and Instrument No. 1999-97426 of the Real Property Records of Denton County, Texas.

First Amendment to Declaration of Covenants, Conditions and Restrictions for Lake Sharon Estates recorded on or about March 9, 2000, as Document No. 00-R0021588 (or 2000-21588) and at Volume 4543, Page 1700 of the Real Property Records of Denton County, Texas.

Second Amendment to the Declaration of Covenants, Conditions and Restrictions for Lake Sharon Estates recorded on or about June 29, 2000, as Document No. 00-R0061168 (or 2000-61168) and at Volume 4621, Page 01545 of the Real Property Records of Denton County, Texas.

Third Amendment to the Declaration of Covenants, Conditions and Restrictions for Lake Sharon Estates recorded on or about October 25, 2004, as Instrument No. 2004-138781 of the Real Property Records of Denton County, Texas.

Fourth Amendment to the Declaration of Covenants, Conditions and Restrictions for Lake Sharon Estates recorded on or about September 7, 2005, as Instrument No. 2005-111695 of the Real Property Records of Denton County, Texas.

5. The name and mailing address of the association:

Lake Sharon Estates Homeowners Association, Inc.
c/o RealManage
P.O. Box 803555
Dallas, Texas 75380

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

RealManage, LLC
Attention: Laurie Lorensen, Community Association Manager
P. O. Box 803555
Dallas, Texas 75380
Telephone: 866-473-2573
Email: SHARON@CiraMail.com

7. The website address of any Internet website on which the association's dedicatory instruments are available in accordance with Section 207.006 is:

www.ciranet.com/residentportal

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

Resale Certificate Fee	\$375.00
Conveyance Processing Fee	\$325.00
Private Transfer Fee	\$75.00
Refinance Fee	\$250.00
Statement of Account	\$250.00

9. Other information the association considers appropriate:

Resale certificates are requested via the RealManage Closing Portal at www.realmanage.com/closingportal

IN WITNESS WHEREOF, this Property Owners Association Management Certificate is hereby executed by its duly authorized agent on this 10th day of September, 2021.

Lake Sharon Estates Homeowners Association, Inc.,
a Texas non-profit corporation

By: Laurie Lorensen

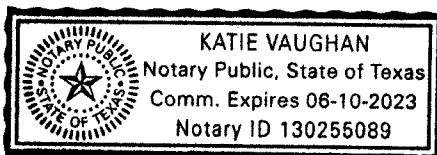
Printed Name: Laurie Lorensen

Title: Community Association Manager

ACKNOWLEDGMENT

STATE OF TEXAS §
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COUNTY OF COLLIN §

This instrument was acknowledged before me on the 10th day of September, 2021, by Laurie Lorensen, Comm. Assoc. Mgr. of Lake Sharon Estates Homeowners Association, Inc., a Texas non-profit corporation, on behalf of said non-profit corporation.



Katie Vaughan
Notary Public in and for the State of Texas

My Commission Expires: 6/10/2023

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