

Denton County
Juli Luke
County Clerk

Instrument Number: 17372

ERecordings-RP

CERTIFICATE

Recorded On: February 21, 2025 11:00 AM

Number of Pages: 3

" Examined and Charged as Follows: "

Total Recording: \$33.00

***** 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: 17372
Receipt Number: 20250221000153
Recorded Date/Time: February 21, 2025 11:00 AM
User: Lisa V
Station: Station 37

Record and Return To:

eRecording Partners



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

MANAGEMENT CERTIFICATE

In compliance with Section 209.004 of the Texas Property Code, Villas at Lake Vista Homeowners Association, a Texas nonprofit corporation, hereby records the Management Certificate.

Name of the Subdivision: Villas at Lake Vista

Name of Homeowners Association: Villas at Lake Vista Homeowners Association, a Texas nonprofit corporation

Recording Data for the Subdivision:

Document Number 2005-133511, Page 633, Volume W, recorded on 10/26/2005;
Document Number 2008-66810, Page 461, Volume Y, recorded on 6/18/2008, Phase 2;
Document Number 2012-288, recorded on 12/12/2012;
All recorded in the Plat Records of Denton County, Texas

Recording Data for the Declaration and Declaration amendments:

Document Number 2013-93911, recorded on 7/30/2013;
Document Number 2012-22773, recorded on 3/6/2012;
Document Number 2016-27315, recorded on 3/14/2016;
Document Number 2013-122331, recorded on 10/2/2013;
All recorded in the Deed Records of Denton County, Texas

Name and Mailing Address of Villas at Lake Vista Homeowners Association:

Villas at Lake Vista Homeowners Association
c/o RealManage, LLC
P.O. Box 803555
Dallas, TX 75380
866.473.2573
VALVHOA@CiraMail.com

Name and Mailing Address of the designated representative of Villas at Lake Vista Homeowners Association:

RealManage, LLC
P.O. Box 803555
Dallas, TX 75380
866.473.2573
VALVHOA@CiraMail.com

Website address where all dedicatory instruments can be found:

www.ciranet.com/residentportal

Amount and Description of Fees and Other Charges charged by Villas at Lake Vista Homeowners Association, in Connection with a Property Transfer:

Resale Certificate: \$375.00
Conveyance/Transfer Fee: \$325.00
Refinance Fee: \$250.00
Statement of Account: \$295.00

Resale Certificates are requested through the RealManage Closing Portal at www.realmanage.com/closingportal.

This Management Certificate is recorded in Denton County, Texas. It shall be valid until a later Management Certificate is recorded by Villas at Lake Vista Homeowners Association, or until a termination of this Management Certificate is terminated, whichever occurs earlier.

IN WITNESS WHEREOF, this Management Certificate is hereby executed by RealManage, LLC, a Delaware limited liability company, as the authorized agent of Villas at Lake Vista Homeowners Association.

REALMANAGE, LLC,
a Delaware limited liability company,

By: Emily Dale / Emily Dale / Director
[Name], [Title]

STATE OF TEXAS §
 §
COUNTY OF COLLIN §

This instrument was acknowledged before me on January 31, 2025, by Emily Dale, the authorized agent of RealManage, LLC, as the authorized agent of Villas at Lake Vista Homeowners Association, a Texas nonprofit corporation.

Willie Delores Murray
Notary Public,
State of Texas

AFTER RECORDING, RETURN TO:
RealManage, LLC
P.O. Box 803555
Dallas, TX 75380

