

VG-418-2021-156481

**Denton County
Juli Luke
County Clerk**

Instrument Number: 156481

Real Property Recordings
PROPERTY ASSOC MGMT CERT

Recorded On: August 27, 2021 12:49 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: 156481
Receipt Number: 20210827000499
Recorded Date/Time: August 27, 2021 12:49 PM
User: Patty M
Station: Station 5

Record and Return To:

CMA INC
ATTN: LAUREN ANSLEY
1800 PRESTON PARK BOULEVARD STE 200
PLANO TX 75093



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
FOR
HERITAGE LAKES**

STATE OF TEXAS

§

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF DENTON

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Pursuant to the provisions of Section 209.004 of the Texas Property Code, the undersigned property owners' association hereby records this Management Certificate for Heritage Lakes Homeowners Association, Inc.

1. The name of the subdivision is Heritage Lakes.
2. The name of the association is Heritage Lakes Homeowners Association, Inc.
3. The recording data for the subdivisions follows:

Subdivision

Recording Data

Heritage Lakes Phase 1	Final Plat filed in Cabinet Q, Pages 40-41 on 3/5/1999.
Heritage Lakes Phase 2	Final Plat filed in Cabinet S, Pages 118-119 on 7/18/2000.
Heritage Lakes Phase 3	Final Plat filed in Cabinet U, Pages 9-10 on 9/12/2001.
Heritage Lakes Phase 4&5	Final Plat file in Cabinet U, Pages 884-885 on 2/18/2003.

4. The recording data for the Declaration(s) follows:

Instrument and Recording Data

Declaration of Covenants, Conditions and Restrictions for Heritage Lakes Homeowners Association, Inc., Recorded in the Property Records of Denton County, Texas in Volume 4494, Pages 2218-2273 on 12/28/1999.

First Amendment to Declaration of Covenants, Conditions and Restrictions for Heritage Lakes Homeowners Association, Inc., Recorded in the Property Records of Denton County, Texas in Volume 4948, Pages 774-778 on 10/22/2001.

Second Amendment to Declaration of Covenants, Conditions and Restrictions for Heritage Lakes Homeowners Association, Inc., Recorded in the Property Records of Denton County, Texas in Volume 5191, Pages 4402-4442 on 10/14/2002.

Third Amendment to Declaration of Covenants, Conditions and Restrictions for Heritage Lakes Homeowners Association, Inc., Recorded in the Property Records of Denton County, Texas in Volume 5218, Pages 528-535 on 11/21/2002.

Fourth Amendment to Declaration of Covenants, Conditions and Restrictions for Heritage Lakes Homeowners Association, Inc., Recorded in the Property Records of Denton County, Texas as Document #2003-194602 on 12/2/2003.

Fifth Amendment to Declaration of Covenants, Conditions and Restrictions for Heritage Lakes Homeowners Association, Inc., Recorded in the Property Records of Denton County, Texas as Document #2003-199984 on 12/11/2003.

5. Heritage Lakes Homeowners Association, Inc., in c/o RTI/Community Management Associates, Inc., (CMA) 1800 Preston Park Boulevard, Suite 200, Plano, Texas 75093.
6. The association's designated representative is RTI/Community Management Associates, Inc. (CMA), 1800 Preston Park Blvd., Suite 200, Plano, TX 75093. For association information, the phone number is 972-943-2820, the email address is closing@cmamanagement.com and the association's website is www.cmamanagement.com.
7. Fees charged in connection with a property transfer in the subdivision are:
 - Resale Certificate- Routine Owner Certificate \$375, Lot Purchase by Builder \$50
 - Transfer Fee: \$175
 - Foreclosure Transfer Fee: \$190

IN WITNESS WHEREOF, this Management Certificate is hereby executed by its duly authorized agent on this 26th day of August, 2021.

HERITAGE LAKES HOMEOWNERS ASSOCIATION, INC.

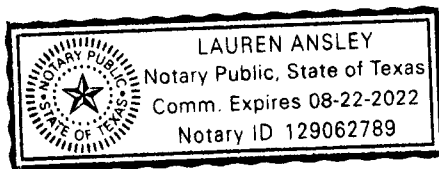
By: CMA, its Manager

By: Michael Lesku

ACKNOWLEDGMENT

STATE OF TEXAS §
 §
COUNTY OF COLLIN §

This instrument was acknowledged before me on the 26th day of August, 2021
by Michael Lesku of CMA, Manager for Heritage Lakes Homeowners
Association, Inc., a Texas non-profit corporation, on behalf of said non-profit corporation.



Lauren Ansley
Notary Public, State of Texas

AFTER RECORDING, RETURN TO:

CMA, Inc.
Attention: Lauren Ansley
1800 Preston Park Boulevard, Suite 200
Plano, Texas 75093