
MARY LOUISE NICHOLSON
COUNTY CLERK

AFTER RECORDING, RETURN TO:

**Judd A. Austin, Jr.
Henry Oddo Austin & Fletcher, P.C.
1717 Main Street
Suite 4600
Dallas, Texas 75201**

**STATE OF TEXAS §
COUNTIES OF §
TARRANT AND DENTON §**

**PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE
FOR
LAKESIDE DFW ASSOCIATION, INC.**

This PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE ("Certificate") is made on behalf of LAKESIDE DFW ASSOCIATION, INC., a Texas non-profit corporation ("Association").

W I T N E S S E T H :

WHEREAS, Lakeside DFW Land, LTD, a Texas limited partnership, as Declarant, placed of record that certain Lakeside DFW Amended and Restated Master Covenant, recorded on June 19, 2013, under Instrument No. 2013-75031 in the Official Public Records of Denton County, Texas, and under Instrument No. D213158446 in the Official Public Records of Tarrant County, Texas ("Declaration"), which Declaration, as supplemented or amended, is incorporated herein for all purposes.

WHEREAS, the Association has caused this Certificate to be prepared and filed in accordance with the provisions of the Texas Residential Property Owners Protection Act as provided in Section 209.004 of the Texas Property Code.

NOW, THEREFORE, the undersigned hereby certifies as follows on behalf of the Association:

1. **Name of the Subdivision**. The name of the subdivision which is the subject of the Declaration is Lakeside DFW Phases 1, 2, and 3.

2. **Name and Mailing Address of the Association**. The name of the Association is Lakeside DFW Association, Inc., and its mailing address is c/o RealManage, LLC ("RealManage"), P.O. Box 803555, Dallas, Texas 75380.

3. **Recording Data for the Subdivision**. The recording data for the subdivision is Lakeside DFW, an Addition to the Town of Flower Mound, Denton and Tarrant County, Texas,

according to the Plat recorded under Instrument No. 2013-212 (Phase 1), Instrument No. 2014-75 (Phase 2), and Instrument No. 2014-428 (Phase 3) of the Map/Plat Records of Denton County, Texas, including any amendments and replats; and recorded under Instrument No. D222021102 (Phase 1), Instrument No. D222021103 (Phase 2), and Instrument No. D214280777 (Phase 3), of the Map/Plat Records of Tarrant County, Texas, including any amendments and replats.

4. **Recording Data for the Declaration.** The recording data for the Declaration is filed as Instrument No. 2013-75031, Instrument No. 2013-75209 (First Amendment), Instrument No. 2018-57709 (Second Amendment) in the Official Public Records of Denton County, Texas, including any additional amendments thereof or supplements thereto; and under Instrument No. D213158446, Instrument No. D213158754 (First Amendment), Instrument No. D218114898 (Second Amendment) in the Official Public Records of Tarrant County, Texas, including any additional amendments thereof or supplements thereto.

5. **Name and Contact Information for the Association or the Managing Agent of the Association.** The current name and mailing address for the Association's managing agent is c/o RealManage, P.O. Box 803555, Dallas, Texas 75380, telephone number is (866) 473-2573, email address is LAKEDFW@ciramail.com, and fax number is (866) 919-5696.

6. **Website.** The Association's website may be found at www.realmanage.com/closingportal.

7. **Fees Due Upon Property Transfer.** Fees charged relating to a property transfer are:

Type of Property Transfer	Dollar Amount
Resale Certificate	\$375.00
Conveyance/Transfer Fee	\$325.00
Refinance Fee	\$250.00
Statement of Account	\$295.00

8. **Resale Certificates and Other Information.** Resale Certificates and other information regarding the Association may be requested by contacting the Association c/o RealManage via www.realmanage.com/closingportal or by telephone number at (866) 473-2573. Alternatively, you may contact the office for RealManage at P.O. Box 803555, Dallas, Texas 75380 or by email address at LAKEDFW@ciramail.com.

IN WITNESS WHEREOF, the undersigned has caused this Certificate to be executed on behalf of the Association in compliance with Section 209.004 of the Texas Property Code. This Certificate shall serve to take the place of all Management Certificates previously filed on behalf of the Association.

ASSOCIATION:

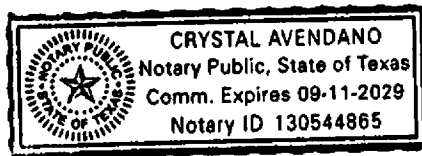
**LAKESIDE DFW ASSOCIATION, INC.,
a Texas non-profit corporation**

By: RealManage, LLC
Its: Managing Agent

By: Emily Dale
Emily Dale
Community Association Manager

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

This instrument was acknowledged before me on the 28 day of October, 2025,
by Emily Dale, Community Association Manager with RealManage, LLC, the Managing Agent
of Lakeside DFW Association, Inc., a Texas non-profit corporation.



Crystal Avendano
Notary Public, State of Texas