

**LAKE SIDE LANDING TOWNHOME PHASE II
OWNERS' ASSOCIATION, INC.**

MANAGEMENT CERTIFICATE

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

KNOWN ALL MEN BY THESE PRESENTS:

Pursuant to the provisions of Section 209.004 of the Texas Property Code, the undersigned property owner's association hereby records this Management Certificate for Lakeside Landing Townhome Phase II Owners' Association, Inc.

1. The name of the subdivision is: Lakeside Landing Townhome Phase II.
2. The name of the Association is: Lakeside Landing Townhome Phase II Owners' Association, Inc. (the "Association").
3. The recording data for the subdivision is as follows: See Exhibit "A" attached hereto.
4. The recording data for the Declaration is as follows:
 - (i) Dedication and Restrictive Covenants for the Lakeside Landing Townhome Phase II Owners' Association, Inc., filed for record and recorded on April 24, 1998, at Volume 98080, Page 772 *et. seq.*, as Instrument No. 199800117684 of the Official Public Records of Dallas County, Texas (which includes the Articles of Incorporation as Exhibit "B" and the Bylaws as Exhibit "C").
5. The name and mailing address of the Association: Lakeside Landing Townhome Phase II, c/o SNL Associates, Inc., 4230 LBJ Freeway, #148, Dallas, Texas 75244, Telephone Number: 972-243-2175, craiglengyelsnl@gmail.com.
6. The name and mailing address of the person managing the Association: SNL Associates, Inc., Attn: Craig Lengyel, 4230 LBJ Freeway, #148, Dallas, Texas 75244, Telephone Number: 972-243-2175, craiglengyelsnl@gmail.com.
7. The website address of the Association: www.snlassociates.com
8. The amount and description of a fee or fees charged by the Association relating to a property transfer in the subdivision:
 - Resale Certificate: \$250.00
 - Transfer Fee: No charge

9. Other information the Association considers appropriate: Prospective purchasers are advised to independently examine the Declaration, Bylaws, and all other governing documents of the Association, together with obtaining an official Resale Certificate and performing a comprehensive physical inspection of the lot/home and common areas, prior to purchase.

IN WITNESS WHEREOF, this Management Certificate is hereby executed by its duly authorized managing agent on the 29th day of February, 2024.

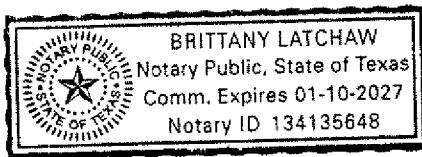
**LAKESIDE LANDING TOWNHOME PHASE II
OWNERS' ASSOCIATION, INC.**

By:

Craig Lengyel
Craig Lengyel, Managing Agent

STATE OF TEXAS §
§
COUNTY OF Dallas §

This instrument was acknowledged before me on this 29th day of February, 2024, by Craig Lengyel, the Managing Agent of Lakeside Landing Townhome Phase II Owners' Association, Inc., a Texas property owners association, on behalf of said Texas property owners association.



Brittany Latchaw
Notary Public in and for the State of Texas

Exhibit "A"

1. Dedication and Restrictive Covenants for the Lakeside Landing Townhome Phase II Owners' Association, Inc., filed for record and recorded on April 24, 1998, at Volume 98080, Page 772 et seq., as Instrument No. 199800117684 of the Official Public Records of Dallas County, Texas (which includes the Articles of Incorporation as Exhibit "B" and the Bylaws as Exhibit "C")
2. Lakeside Landing Townhomes No 2 Plat, filed for record on September 23, 1982, at Volume 82187, Page 2542, *et seq.*, as Instrument No. 198201879227 of the Official Public Records of Dallas County, Texas
3. Easement and Memorandum of Agreement between Time Warner Cable and Lakeside Landing Townhome Phase II, filed for record on June 11, 2010, as Instrument No. 201000144983 of the Official Public Records of Dallas County, Texas
4. Notice of Filing of Dedicatory Instruments, filed for record on August 17, 2022, as Instrument No. 202200224008 of the Official Public Records of Dallas County, Texas.

**Dallas County
John F. Warren
Dallas County Clerk**

Instrument Number: 202400040880

eRecording - Real Property

Recorded On: February 29, 2024 12:14 PM

Number of Pages: 4

" 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: 202400040880
Receipt Number: 20240229000448
Recorded Date/Time: February 29, 2024 12:14 PM
User: Kevin T
Station: CC123.dal.ccdc

Record and Return To:

Simplifile



**STATE OF TEXAS
COUNTY OF DALLAS**

**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 Dallas County, Texas.**

John F. Warren
Dallas County Clerk
Dallas County, TX

A handwritten signature in black ink, appearing to be "JFW", located to the right of the printed name and title.