

Denton County
Juli Luke
County Clerk

Instrument Number: 100491

ERecordings-RP

CERTIFICATE

Recorded On: September 08, 2025 01:43 PM

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: 100491
Receipt Number: 20250908000473
Recorded Date/Time: September 08, 2025 01:43 PM
User: Kraig T
Station: Station 21

Record and Return To:

Corporation Service Company



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

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 §
 §
COUNTY OF DENTON §

**CONDOMINIUM ASSOCIATION
MANAGEMENT CERTIFICATE
FOR
WFOC OWNERS ASSOCIATION, INC.**

This CONDOMINIUM ASSOCIATION MANAGEMENT CERTIFICATE (this "*Certificate*") is made on behalf of WFOC OWNERS ASSOCIATION, INC., a Texas non-profit corporation (the "*Association*").

WITNESSETH:

WHEREAS, WFOC, LLC, a Texas limited liability company, in its capacity as Declarant, executed and previously placed of record that certain Condominium Declaration of West Frisco Office Center, A Condominium Community, filed on August 12, 2013, and recorded under Instrument No. 2013-99917 in the Official Public Records of Denton County, Texas (the "*Declaration*"), including any amendments thereof or supplements thereto are 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 Uniform Condominium Act as provided in Section 82.116 of the Texas Property Code.

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

1. **Name of the Condominium.** The name of the subdivision which is the subject of the Declaration is **WEST FRISCO OFFICE CENTER**.
2. **Name of the Association.** The name of the Association is **WFOC OWNERS ASSOCIATION, INC.**, a Texas non-profit corporation.
3. **Location of the Condominium.** The condominium is located at 425 Old Newman Road, City of Frisco, Denton County, Texas.
4. **Recording Data for the Declaration.** The Declaration is recorded Instrument No. 2013-99917; the First Amendment to the Declaration is recorded as Instrument No. 2013-101024; and the Second Amendment to the Declaration is recorded as Instrument No. 2015-18592 in the Official Public Records of Denton County, Texas, including all amendments thereof and supplements thereto.

5. **Name and Contact information for the Association or the Managing Agent of the Association.** The current mailing address for the Association is c/o LSW Commercial Property Management, 17130 Dallas Pkwy, Ste 140, Dallas, TX 75248. The telephone number is 469-209-6039, and email is info@lswcpm.com.

6. **Website.** The Association's website may be found at <https://lswcpm.cincwebaxis.com/>.

7. **Fees Due Upon Property Transfer.**

Type of Property Transfer	Dollar Amount
Resale Fee	\$350.00
Transfer Fee	\$200.00

8. **Resale Certificates and Other Information.** Resale Certificates and other information regarding the Association may be requested through <https://www.homewisedocs.com/>.

IN WITNESS WHEREOF, the undersigned has caused this Certificate to be executed on behalf of the Association in compliance with Section 82.116 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:

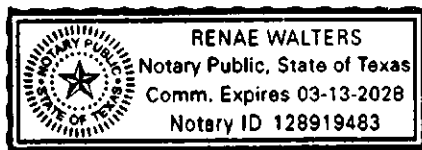
**WFOC OWNERS ASSOCIATION, INC.,
a Texas non-profit corporation**

By: LSW Commercial Property Management
Its: Managing Agent

By: *Lonna S. Blake*
Lonna Blake
Its: Vice President

STATE OF TEXAS §
 §
COUNTY OF DENTON §

This instrument was acknowledged before me on the 29 day of August, 2025 by Lonna Blake, the agent of LSW Commercial Property Management on behalf of WFOC OWNERS ASSOCIATION, INC., a Texas non-profit corporation.



Renae Walters
Notary Public, State of Texas