

\*VG-342-2023-2536\*

Denton County  
Juli Luke  
County Clerk

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Instrument Number: 2536

Real Property Recordings

MISCELLANEOUS

Recorded On: January 09, 2023 04:27 PM

Number of Pages: 3

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" Examined and Charged as Follows: "

Total Recording: \$34.00

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\*\*\*\*\* 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: 2536  
Receipt Number: 20230106000185  
Recorded Date/Time: January 09, 2023 04:27 PM  
User: Brandon H  
Station: Station 10

**Record and Return To:**

WOODLAKE ESTATES PH II HOMEOWNERS ASSOCIATION INC  
FIRSTSERVICE RESIDENTIAL  
14951 NORTH DALLAS PARKWAY SUITE 600  
DALLAS TX 75254



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

# **Woodlake Estates Phase II Homeowners Association, Inc. Property Owners' Association Management Certificate**

As Required by Section 209.004, Texas Property Code

This certificate updates and replaces any previously recorded management certificate for this subdivision, including Documents 2021-160061, 2020-196213, 2018-7270, 2013-129020 and 2013-65048.

**1. Subdivision information.** Woodlake Estates Phase II Homeowners Association, Inc., is an addition to the city of Flower Mound in Denton County, Texas. The plats are recorded in the Plat Records of Denton County, Texas as:

**Plat 1:** Document 1993-80647 on November 9<sup>th</sup>, 1993

**2. Declaration information.** Lots in Woodlake Estates Phase II are subject to Master Declaration of Covenants, Conditions and Restrictions for Woodlake Estates Phase II Homeowners Association, Inc., recorded on November 9<sup>th</sup>, 1993 as Document 1993-80648, Real Property Records, Denton County Texas, and as amended by the following:

**First Amendment:** Document 1994-83450 on November 4<sup>th</sup>, 1994

**Second Amendment:** Document 1995-26955 on May 8<sup>th</sup>, 1995

**3. Name of property owner's association.** Woodlake Estates Phase II Homeowners Association, Inc.

**4. How to contact the association through its managing agent.**

Woodlake Estates Phase II Homeowners Association, Inc.,  
c/o FirstService Residential Texas, Inc., a Texas Corporation, d/b/a FirstService Residential  
("FirstService Residential")  
14951 North Dallas Parkway, Suite 600  
Dallas, Texas 75254  
Phone: 214-871-9700  
Website: [www.fsresidential.com](http://www.fsresidential.com)  
Email Address: [Mgmt-CertificateTX@fsresidential.com](mailto:Mgmt-CertificateTX@fsresidential.com)  
Community Website: <https://woodlakeestatesphaseII.connectresident.com>  
Resale Disclosure Package: \$375.00  
Homeowner Setup/Unit Transfer: \$295.00

**5. Purpose.** The purpose of the Property Owners' Association Management Certificate is to provide information sufficient for a title company to correctly identify the subdivision and to contact its governing association. This Management Certificate does not purport to identify every publicly recorded document affecting the subdivision, or to report every piece of information pertinent to the subdivision. No person should rely on this Management Certificate for anything other than instructions for contacting the association in connection with the transfer of title to a home in the subdivision.

Signed this 21 day of Nov 2022

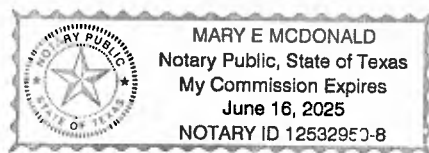
Woodlake Estates Phase II Homeowners  
Association, Inc., a Texas property owners'  
association

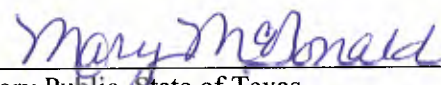
By: 

Lisa Cunningham, Senior Vice President  
FirstService Residential Texas, Managing Agent

THE STATE OF TEXAS  
COUNTY OF DALLAS

This instrument was acknowledged before me on this 21 day of Nov 2022 by  
Lisa Cunningham, on behalf of FirstService Residential, Managing Agent of a Texas property owners'  
association, on behalf of said association.



  
Notary Public, State of Texas

**AFTER RECORDING, PLEASE RETURN TO:**

Woodlake Estates Phase II Homeowners Association, Inc.,  
c/o FirstService Residential Texas, Inc., a Texas Corporation, d/b/a FirstService Residential  
("FirstService Residential")  
14951 North Dallas Parkway, Suite 600  
Dallas, Texas 75254