

AMENDED MANAGEMENT CERTIFICATE FOR
LAVON GRAND HERITAGE HOMEOWNERS ASSOCIATION, INC.

Lavon Grand Heritage Homeowners Association, Inc., a Texas non-profit corporation ("**Association**"), submits this First Amended Management Certificate pursuant to Section 209.004 of the Texas Property Code, which Amended Management Certificate supersedes all prior Management Certificates and amendments thereof filed by the Association.

1. The name of the subdivision is "**Lavon Grand Heritage.**"
2. The name of the association is "**Lavon Grand Heritage Homeowners Association, Inc.**"
3. The recording data for the subdivision is found in the Official Public Records of Collin County, Texas, as Documents:
 - a. 20060412010001400 (Plat/2006/211);
 - b. 20070612010002030 (Plat/2007/312);
 - c. 20080509010001810 (Plat/2008/289);
 - d. 20080811010002900 (Plat/2008/468);
 - e. 20081211010004270 (Plat/2008/681);
 - f. 20160929010003990 (Plat/2016/689);
 - g. 20171109010005190 (Plat/2017/900);
 - h. 20190808010003440 (Plat/2019/545); and
 - i. 20200605010001990 (Plat/2020/343).
4. The recording data for the Declaration for the subdivision is found in the Official Public Records of Collin County, Texas, as Document 20060516000658940, as amended by Documents:
 - a. 20060728001068790;
 - b. 20070501000581920;
 - c. 20080725000906240;
 - d. 20081008001202320;
 - e. 20080902001061000;
 - f. 20090804000974550;
 - g. 20090115000042590;
 - h. 20090918001167640;
 - i. 20091030001329780;
 - j. 20180510000573900;
 - k. 20180824001065300;
 - l. 20180824001065440;

- m. 20210909001833620; and
- n. 2022000141250.

5. The name and mailing address of the Association is:

Lavon Grand Heritage Homeowners Association, Inc.
200 Grand Heritage Blvd.
Lavon, Texas 75166

6. The name, mailing address, telephone number, and e-mail address of the person managing the association or the association's designated representative is:

Walt Parker
200 Grand Heritage Blvd.
Lavon, TX 75166
972-843-4222
president@lavongrandheritage.com

7. The website address in which the Association's Dedicatory Instruments are available in accordance with Section 207.006 is <https://www.lavongrandheritage.com/documents>.

8. The amount and description of a fee or fees charged by the association relating to a property transfer in the subdivision are as follows:

- a. Access Card Fee of \$100 on all sales;
- b. Compliance Inspection Fee of \$100 for sales between owners and buyers;
- c. Transfer Fee of \$275 for sales between owners and buyers;
- d. Transfer Fee of \$200 for sales between builders and buyers;
- e. Working Capital Fee of \$192 for sales between builders and buyers; and
- f. Resale Certificate Fee of \$375.

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I certify that the information contained in the Management Certificate is true and correct to the best of my knowledge as of this 19 day of Feb., 2024.

Lavon Grand Heritage Homeowners Association, Inc.,
a Texas non-profit corporation ("Association")

By: _____

Walt Parker, President

THE STATE OF TEXAS §

COUNTY OF ~~COLLIN~~ §
Rockwall §

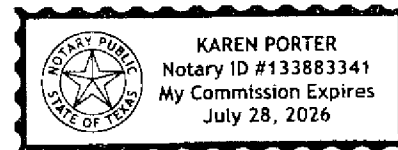
^{4th} This instrument was acknowledged before me on this 19 day of February, 2023, by Walt Parker, President of Lavon Grand Heritage Homeowners Association, Inc., a Texas nonprofit corporation, on behalf of said entity.

Karen Porter
Texas Notary Public

Notary's Printed Name: Karen Porter

My Commission Expires: 07/28/2026

After recording, return to:



Mr. Walt Parker
Lavon Grand Heritage Homeowners Association, Inc.
200 Grand Heritage Boulevard
Lavon, Texas 75166

Collin County
Honorable Stacey Kemp
Collin County Clerk

Instrument Number: 2024000018581

eRecording - Real Property

HOMEOWNERS ASSOC DOCS

Recorded On: February 20, 2024 08:19 AM

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: 2024000018581
Receipt Number: 20240220000016
Recorded Date/Time: February 20, 2024 08:19 AM
User: Abby H
Station: Station 7

Record and Return To:

Simplifile



STATE OF TEXAS
COUNTY OF COLLIN

**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 Public Records of Collin County, Texas.**

Honorable Stacey Kemp
Collin County Clerk
Collin County, TX