



After Recording Return To:
Accent Real Estate Services
2400 S 57th St.
Temple, TX 76504

MANAGEMENT CERTIFICATE FOR
LAKES AT UNIVERSITY PARKS PHASE FOUR HOA INC
a Texas nonprofit property owners' association, and of
LAKES AT UNIVERSITY PARKS PHASE FOUR HOMEOWNERS' ASSOCIATION INC
a subdivision in McLennan County, Texas
[pursuant to Texas Property Code, Section 209.004]

STATE OF TEXAS §
COUNTY OF MCLENNAN §

1. Legal Description of Property affected by this Management Certificate:

All lots in all blocks of the Lakes At University Parks Phase Four Homeowners Association, Inc., a subdivision in McLennan County, Texas, according to the map or plat of record in Document #2022-007402 the Plat Records of McLennan County, Texas;

2. Name of Subdivision:

Lakes At University Parks Phase Four

3. Name of Property Owners Association:

Lakes At University Parks Phase Four HOA, Inc.

4. Recording Data for Certificate of Formation:

Certificate of Formation filed:

(a) with the Secretary of State, filing number 803701149

(b) with the McLennan County Clerk's Office, as Document #2022-020810 Official Public Records of Real Property of McLennan County, Texas

5. Recording Data for Dedication of Subdivision:

Dedication is filed in Document #2022-007402, Official Public Records of Real Property of McLennan County, Texas

6. Recording Data for By Laws:

Document #2022-020810, Official Public Records of Real Property of McLennan County, Texas

7. Recording Data for Restrictive Covenants:

Restrictive Covenants recorded in Document #2022-009319 Official Public Records of Real Property of McLennan County, Texas

8. Recording Data for Declaration of Covenants, Conditions and Restrictions of Lakes At University Parks Phase Four Home Owners., a nonprofit property owners' association, and of Lakes At University Parks Phase Four Home Owners' Association, Inc., a subdivision in McLennan County, Texas:

Declaration of Restrictive Covenants recorded in Document #2022-009319, Official Public Records of Real Property of McLennan County, Texas

9. Recording Data for Records Production and Copying Policy of Lakes At University Parks Phase Four Homeowners' Association, Inc., a Texas nonprofit property owners' association:

Document #2022-020810, Official Public Records of Real Property of McLennan County, Texas

10. Recording Data for Document Retention Policy of Lakes At University Parks Phase Four Homeowners' Association, Inc., a Texas nonprofit property owners' association:

Document #2022-020810, Official Public Records of Real Property of McLennan County, Texas

11. Recording Data for Guidelines for Alternative Payment Plans of Lakes At University Parks Phase Four Homeowners' Association, Inc., a Texas nonprofit property owners' association:

Document #2022-020810, Official Public Records of Real Property of McLennan County, Texas

12. Recording Data Policy for Manual of Lakes At University Parks Phase Four Homeowners' Association, Inc., a Texas nonprofit property owners' association:

Document #2022-020810, Official Public Records of Real Property of McLennan County, Texas

13. Website For Association Documents and Dedicatory Instruments Available at:

<https://www.accent4rent.com/lakes-at-university-park-hoa>

14. Mailing Address of Association or Name and Mailing Address of Managing Agent,
telephone number of Managing Agent:

INC LAKES AT UNIVERSITY PARKS PHASE FOUR HOMEOWNERS' ASSOCIATION

ATTN: BILL JONES
c/o Accent Real Estate Services
2400 S 57th Street
Temple, Texas 76504
Telephone: (254) 773-0900
Facsimile: (254) 773-1299
Email: hoamanager@accentres.com

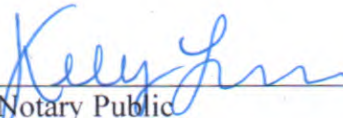
INC LAKES AT UNIVERSITY PARKS PHASE FOUR HOME OWNERS' ASSOCIATION
a Texas non-profit property owners' association

By: 
Bill Jones (Manager) ACKNOWLEDGEMENT

STATE OF TEXAS §
COUNTY OF MCLENNAN §


This instrument was acknowledged and signed before me on November 6, 2024,
by Bill Jones, in his capacity as Manager/ Broker of Lakes At University Parks Phase Four
Owners' Association, a Texas nonprofit property owners association, on behalf of said property
owners' association.




Notary Public

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

A handwritten signature in black ink, reading "J. A. 'Andy' Harwell". The signature is written in a cursive, flowing style.

J. A. "Andy" Harwell, County Clerk

11/25/2024 09:27 AM

Fee: \$23.00

2024043417

PROPOWNASSOCMGTCEI

McLennan County, TX