

Denton County
Juli Luke
County Clerk

Instrument Number: 6319

ERecordings-RP

PROPERTY ASSOC MGMT CERT

Recorded On: January 19, 2018 08:28 AM

Number of Pages: 3

" Examined and Charged as Follows: "

Total Recording: \$34.00

***** 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: 6319
Receipt Number: 20180119000080
Recorded Date/Time: January 19, 2018 08:28 AM
User: Joy R
Station: Station 19

Record and Return To:

eRx



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

(To be recorded in Real Property Records of Denton County, Texas)

As Required by Section 209.004, Texas Property Code

This updates and replaces any previously recorded management certificate for this subdivision

STATE OF TEXAS
COUNTY OF DENTON

PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE OF LAKESHORE TERRACE TOWNHOME OWNERS ASSOCIATION, INC.

This MANAGEMENT CERTIFICATE (this "Certificate") is made effective as of December 1, 2017, by Lakeshore Terrace Townhome Owners Association, Inc., a Texas non-profit corporation (the "Association").

WITNESSETH

WHEREAS, 2M Riverwalk, LLC, a Texas limited liability company, ("Declarant") has placed of record that certain Declaration of Covenants, Conditions, and Restrictions for Lakeshore Terrace Townhome Owners Association, Inc.. dated November 27, 2017, (the "Declaration") and recorded as Document No. 154350 in the Real Property Records of Denton County, Texas, which Declaration is incorporated herein for all purposes.

WHEREAS, Declarant has created the Association for the benefit of Lakeshore Terrace Townhome Owners Association, Inc.

WHEREAS, the Association has caused this certificate to be prepared and filed in accordance with the provision of the Texas Residential Property Owners Protection Act as provided in Section 209 of the Texas Property Code.

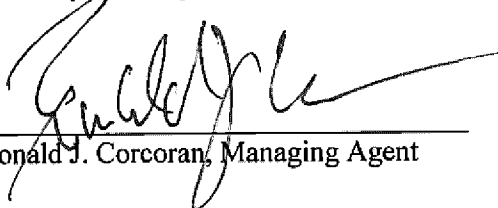
NOW, THEREFORE, the undersigned hereby certifies as follows on behalf of the Association:

NAME OF SUBDIVISION: Lakeshore Terrace Townhomes

- 1. Name and Mailing Addresses.** The name and mailing addresses of the Association and Managing Agent is,
Lakeshore Terrace Townhome Owners Association, Inc.
c/o Essex Association Management, L.P.
1512 Crescent Drive. Suite 112
Carrollton, TX 75006
Office: (972) 428-2030
www.essexhoa.com or info@essexhoa.com
- 2. Declaration information.**
Lots in Lakeshore Terrace Townhomes are subject to Declaration of Covenants, Conditions and Restrictions recorded on December 18, 2017, as Document No. 154350 in the Real Property Records of Denton County, Texas.

IN WITNESS WHEREOF, the undersigned has caused this Certificate to be executed as of the date first above written.

Lakeshore Terrace Townhome Owners Association, Inc.
a Texas non-profit corporation

By: 
Ronald J. Corcoran, Managing Agent

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Ronald J. Corcoran of Essex Association Management, L.P. before me on this 29th day of December, 2017, Managing Agent for Lakeshore Terrace Townhome Owners Association, Inc., a Texas non-profit corporation, on behalf of such corporation.

Notary Public in and for the State of Texas.


Notary Public Signature



After recording return to:
Essex Association Management, L.P.
1512 Crescent Drive, Suite 112
Carrollton, Texas 75006