AMENDED AND RESTATED MANAGEMENT CERTIFICATE OF

LUCAS OAK BROOK HOMEOWNERS HOMEOWNERS ASSOCIATION, INC.

The undersigned, being an officer of Lucas Oak Brook Homeowners Association, Inc. (the "Association") and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

THIS CERTIFICATE AMENDS, RESTATES AND REPLACES IN ITS ENTIRETY THAT CERTAIN <u>LUCAS OAK BROOK HOMEOWNERS ASSOCIATION</u>, INC. <u>MANAGEMENT CERTIFICATE</u>, RECORDED AS DOCUMENT NO. 20141223010004400 AND 20141223010004410 IN THE OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS.

- 1. The name of the subdivision: Bristol Park Phase 1 and II
- 2. <u>The name of the association</u>: Lucas Oak Brook Homeowners Association, Inc., a Texas non-profit corporation.
- 3. The recording data for the subdivision: That real property in Collin County, Texas, as described in Exhibit "A" to that certain Declaration of Covenants, Conditions and Restrictions for Lucas Oak Brook Homeowners Association, Inc., recorded under Document No. 2014111200397880 Official Public Records of Collin County, Texas (the "Declaration").
- 4. The recording data for the Declaration with any amendments and/or supplements to the Declaration: The recording data for the Declaration and any amendments and supplements thereto, are particularly described on Exhibit "A" attached hereto and incorporated herein by reference.
- 5. The name and mailing address of the Association: Lucas Oak Brook Homeowners Association, Inc. c/o Property Management Group, LLC, 10340 Alta Vista Road, Fort Worth, TX 76244, Attn: Dawn Kelly.
- 6. The name, mailing address, telephone number, and email address of the person managing the association:

Name:

Property Management Group, LLC

Attn:

Dawn Kelly

Mailing Address:

10340 Alta Vista Road Unit C, Fort Worth, TX 76244

Telephone Number:

817.337.1221

Email Address:

DKelly@PropertyManagementGroup.org;

CustomerService@PropertyManagementGroup.org

- 7. Website to access the association's dedicatory instruments: lucasoakbrook.com
- 8. <u>Amount and description of fees related to property transfer in the subdivision</u>: The association fees are in the following amounts:

Transfer Fee - \$150.00

Resale Certificate Fee - \$250.00

The association fees cover all costs that the association incurs related to a property transfer in the subdivision.

EXECUTED to be effective on the date this instrument is Recorded.

LUCAS OAK BROOK HOMEOWNERS ASSOCIATION, INC., a Texas non-profit corporation

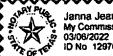
lotary Public Signature

STATE OF TEXAS

COUNTY OF Tarrant

This instrument was acknowledged before me this 12+h day of January, 2022 by Dawn Kelly Authorized Agent of Lucas Oak Brook Homeowners Association, Inc., a Texas non-profit corporation, on behalf of said non-profit corporation.

[SEAL]



AFTER RECORDING RETURN TO:

PROPERTY MANAGEMENT GROUP, LLC 10340 ALTA VISTA ROAD UNIT C FORT WORTH, TX 76244 DKELLY@PROPERTYMANAGEMENTGROUP.ORG

EXHIBIT "A"

RECORDING DATA FOR THE DECLARATION AND RELATED DOCUMENTS

- Declaration of Covenants, Conditions and Restrictions for Lucas Oak Brook Homeowners
 Association, recorded as Document No. 2014111200397880 on December 23, 2014, Official Public Records of Collin County, Texas.
- 2. <u>Assignment for Lucas Oak Brook Homeowners Association</u> recorded as Document No. 20170123000099720 on January 23, 2017, Official Public Records of Colling County, Texas.
- 3. <u>Notice of Filing Dedicatory Instruments-Fining Policy for Lucas Oak Brook Homeowners Association</u> recorded as Document No. 20210810001604320 on August 10, 2021, Official Public Records of Collin County, Texas.



Filed and Recorded Official Public Records Stacey Kemp, County Clerk Collin County, TEXAS 02/10/2022 02:06:17 PM \$34.00 MMCQUEEN 20220210000231810

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LUCAS OAK BROOK AMENDED AND RESTATED MANAGEMENT CERTIFICATE