Document No. 2023-000082

MANAGEMENT CERTIFICATE

Parties: WILLOW LAKE ESTATES ASSOCIATION

to

PUBLIC

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

On: 01/04/2023 at 04:10 PM

Document Number: 2023-000082
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Amount: $ 30.00

By: acavasoz
Susan Strickland, County Clerk
Van Zandt County, Texas

3 Pages

*****DO NOT REMOVE THIS PAGE – IT IS A PART OF THIS INSTRUMENT*****

STATE OF TEXAS
COUNTY OF VAN ZANDT

I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded under the Document Number stamped hereon of the Official Public Records of Van Zandt County.

Susan Strickland, County Clerk

Record and Return To:

4SIGHT PROPERTY MANAGEMENT
4760 PRESTON RD
STE 244 PMB 238
FRISCO, TX 75034

MANAGEMENT CERTIFICATE

This Management Certificate is recorded pursuant to Section 209.004 of the Texas Property Code.
This amends all prior Management Certificates filed for this Association.

This MANAGEMENT CERTIFICATE (this "Certificate") is made effective as of January 1, 2023 by Willow Lake Estates Association, a Texas non-profit corporation (the "Association").

W I T N E S S E T H :

WHEREAS, the Declarant for Willow Lake Estates has previously placed of record that certain Declaration of Covenants, Conditions and Restrictions for Willow Lake Estates filed of record on or about May 11, 1972 (the "Declaration") and recorded at Volume 780, Page 46 in the Real Property Records of Van Zandt County, Texas, which Declaration is incorporated herein for all purposes.

WHEREAS, Declarant has created the Association for the benefit of Willow Lake Estates.

WHEREAS, the Association was duly formed on February 3, 1999, as Willow Lake Estates Association.

WHEREAS, the Association has caused this Certificate to be prepared and filed in accordance with the provisions of the Texas Property Code as provided in Section 209 of the Texas Property Code.

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

1. Name of the Subdivision. The name of the subdivision which is subject to the Declaration is Willow Lake Estates.

2. Name of the Association. The name of the Association is the Willow Lake Estates Association and is located at Van Zandt County, Texas. The mailing address for the Association is 4Sight Property Management, 4760 Preston Rd., Suite 244-PMB 238, Frisco, TX 75034.

3. Recording Data for the Subdivision. The Declaration, Bylaws and Plats to the subdivision and any amendments, supplements and additions thereto have been recorded in the Van Zandt County Clerk's office.

4. Recording Data for the Declaration. The Declaration for the Association was filed on or about May 11, 1972 (the "Declaration") recorded at Volume Volume 780, Page 46 in the Real Property Records of Van Zandt County, Texas; which Declaration is incorporated herein for all purposes and any amendments or supplements thereto.

The Declaration was amended as follows:
- On or about July 23, 2004 at Volume 1950, Page 45.

5. The Name and Mailing Address of Managing Agent. The Association's managing agent is:

4Sight Property Management
4760 Preston Rd., Suite 244-PMB 238
Frisco, TX 75034

6. Manager of the Association. The telephone number for the manager of the Association is 469-287-8583 and the email address for the manager of the Association is hoainformation@4sightpm.com.

7. Resale Certificates: Resale Certificates may be requested by contacting 4Sight Property Management at 469-287-8583. The cost of a Resale Certificate is $375.00. The cost for a rush fee is $150. The cost for a change fee is $75. The cost of a transfer fee is $175.

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

ASSOCIATION:

Willow Lake Estates Association, a Texas non-profit corporation

By: _____
Authorized Representative for
Willow Lake Estates Association

THE STATE OF TEXAS §
COUNTY OF VAN ZANDT §

This instrument was acknowledged before me on this 19th day of December, 2022 by Todd Gschwend, Authorized Representative for Willow Lake Estates Association, a Texas non-profit corporation, on behalf of such corporation.

Notary Public in and for the State of Texas

MARLENNA BOSQUEZ
My Notary ID # 131894627
Expires February 14, 2023

_____
Notary Public Signature