VG-342-2022-69653

Denton County
Juli Luke
County Clerk

Instrument Number: 69653

Real Property Recordings

MISCELLANEOUS

Recorded On: May 09, 2022 01:56 PM

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:	69653
Receipt Number:	20220509000629
Recorded Date/Time:	May 09, 2022 01:56 PM
User:	Linda N
Station:	Station 44

Record and Return To:

TWIN LAKES OWNERS ASSOCIATION INC
P.O. BOX 271382
FLOWER MOUND TX 75027

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

STATE OF TEXAS §
§ KNOW ALL MEN BY THESE PRESENTS
COUNTY OF DENTON §

PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE
FOR TWIN LAKES OWNERS ASSOCIATION, INC.

Twin Lakes Owners Association, Inc. (the "Association") is a Texas Non-Profit Corporation and a property owners' association. The information required in Sec. 209.004, Title 11 of the Texas Property Code, and other information considered important, is set forth herein. The Association's President of the Board of Directors submits this Management Certificate on behalf of the Association. This instrument supersedes any prior Management Certificates.

The Association does not retain the services of management company. Resale Certificates may be directed to the Board of Director's President or Treasurer as listed on the website www.twinlakesoa.org.

The name of the Subdivision is Twin Lakes Estates.

The name and address of the Association is Twin Lakes Owners Association, Inc., P. O. Box 271382, Flower Mound, Texas 75027. The designated representative of the Association is Nathan Swaim, President of the Board of Directors, P. O. Box 271382, Flower Mound, Texas 75027-1382, email nathan@cgslabs.com.

The Recording Data for the Subdivision recorded in the Plat Records of Denton County, Texas:
Document Number 44603, Cabinet F, Page 223, Recorded on 7/31/1986
Replat Document Number 33956, Page 355, Recorded on 7/18/1988
Replat Document Number 43116 Recorded on 7/2/1993
Replat Document Number 43117 Recorded on 7/2/1993
Replat Document Number 2016-201 Recorded on 5/19/2016

The Recording Data for the Declaration recorded in the Real Property Records of Denton County, Texas:
Document Number 2006-3647, Recorded on 1/10/2006, date-corrected on 5/19/2006 by Document 2006-59472. Other information deemed important within document #3647: see page entitled Exhibit A to the First Amendment and Restated Declaration of Covenants, Restrictions for Twin Lakes Owners Association, Inc.

Document Number 2016-44118, Recorded on 4/19/2016, Other information deemed important: Exhibit B within this document.

Document Number 2016-58452, Recorded on 5/19/2016, as to Lot 14, Block D.

Resale Certificates: A fee of $200.00 will be charged for assembly and delivery of information required in Sec. 207.003, Title 11 of the Texas Property Code regarding transfer of property ownership.

IN WITNESS WHEREOF, this Certificate is hereby executed on this 9TH day of May, 2022.

Twin Lakes Owners Association, Inc.

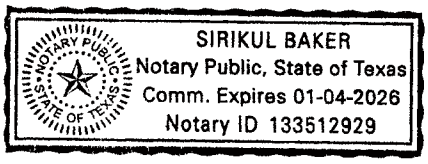
By: Nathan Swaim

Title: PRESIDENT

STATE OF TEXAS §
§
COUNTY OF DENTON §

This instrument was acknowledged before me on this 9 day of May 2022, by Nathan Swaim, President of Twin Lakes Owners Association, Inc., a Texas non-profit Corporation, on behalf of said corporation.

Notary Public in and for the State of Texas



(Notary Seal)

Notary Public Signature

After Recording, please return to:

Twin Lakes Owners Association, Inc.
P O Box 271382
Flower Mound, TX 75027