

**MANAGEMENT CERTIFICATE
OF
BROADMOOR VILLAGE TOWNHOME ASSOCIATION, INC.**

The undersigned, being an officer of Broadmoor Village Townhome Association, Inc., a Texas nonprofit corporation (the "Association"), and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

1. The name of the subdivision: Broadmoor Village Townhomes.
2. The name of the Association: Broadmoor Village Townhome Association, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: All that certain real property located in Dallas County, Texas, made subject to that certain Declaration of Covenants, Conditions and Restrictions for Broadmoor Village Townhomes, recorded under Document No. 202400029761, Official Public Records of Dallas County, Texas, as same may be amended from time to time (the "Declaration").
4. The recording data for the Declaration with any Amendments and/or Supplements thereto: The recording data for the Declaration and any Amendments and Supplements thereto, are particularly described on Attachment 1 attached hereto and incorporated herein by reference.
5. The name and mailing address of the Association: Broadmoor Village Townhome Association, Inc., c/o Legacy Southwest Property Management, LLC, 8668 John Hickman Parkway, Suite 801, Frisco, Texas 75034.
6. The name, mailing address, telephone number, and email address of the person managing the Association:

Name: Broadmoor Village Townhome Association, Inc., c/o
Legacy Southwest Property Management
Mailing Address: 8668 John Hickman Parkway, Suite 801, Frisco, TX 75034
Attn.: Danielle Lascalere
Telephone Number: (214) 705-1615
Email Address: danielle@legacysouthwestpm.com

7. Website to access the Association's Dedicatory Instruments:
www.broadmoorvillagehoa.com
8. Amount and description of fees related to property transfer: The Association fees are in the following amounts:

Working Capital Assessment - \$450.00

Transfer Fee - \$150.00

Resale Certificate Fee:

- \$250.00 - \$250.00 (Developer to Homebuilder)
- \$350.00 - \$450.00 (Homebuilder to Owner)
- \$350.00 - \$450.00 (Owner to Owner)

Refinance Certificates, PUD forms, lender questionnaires or other related forms: \$25.00 - \$100.00, depending on type of form.

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

[SIGNATURE PAGE FOLLOWS]

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

BROADMOOR VILLAGE TOWNHOME ASSOCIATION, INC., a Texas nonprofit corporation

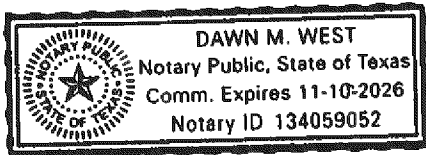
By: [Signature]
Name: Jodi Steely
Title: President

THE STATE OF TEXAS §
COUNTY OF Dallas §

This instrument was acknowledged before me on the 5 day of February, 2024 by Jodi Steely, the President of Broadmoor Village Townhome Association, Inc., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

[SEAL]

[Signature]
Notary Public Signature



After recording return to:
Robert D. Burton, Esq.
WINSTEAD PC
401 Congress Avenue, Suite 2100
Austin, Texas 78701
rburton@winstead.com

ATTACHMENT 1

RECORDING DATA FOR THE DECLARATION AND RELATED DOCUMENTS

1. Declaration of Covenants, Conditions and Restrictions for Broadmoor Village Townhomes, recorded as Document No. 202400029761,, Official Public Records of Dallas County, Texas.
2. Broadmoor Village Townhomes Community Manual, recorded as Document No. 202400030071, Official Public Records of Dallas County, Texas.
3. Broadmoor Village Townhomes Adoption of Working Capital Assessment, recorded as Document No. 202400030072, Official Public Records of Dallas County, Texas.

ATTACHMENT 1

MANAGEMENT CERTIFICATE
BROADMOOR VILLAGE TOWNHOME ASSOCIATION, INC.

**Dallas County
John F. Warren
Dallas County Clerk**

Instrument Number: 202400086255

eRecording - Real Property

Recorded On: April 30, 2024 03:58 PM

Number of Pages: 5

" Examined and Charged as Follows: "

Total Recording: \$37.00

******* 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: 202400086255
Receipt Number: 20240430000563
Recorded Date/Time: April 30, 2024 03:58 PM
User: Kevin T
Station: CC123.dal.ccdc

Record and Return To:

Simplifile



**STATE OF TEXAS
COUNTY OF DALLAS**

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 Dallas County, Texas.

John F. Warren
Dallas County Clerk
Dallas County, TX

A handwritten signature in black ink, appearing to be "JFW", located to the right of the printed name and title.