


MARY LOUISE NICHOLSON
COUNTY CLERK

AFTER RECORDING, RETURN TO:
Judd A. Austin, Jr.
Henry Oddo Austin & Fletcher, P.C.
1717 Main Street
Suite 4600
Dallas, Texas 75201

STATE OF TEXAS §
 §
COUNTY OF TARRANT §

**PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE
FOR
FLEMING POINTE HOMEOWNERS ASSOCIATION, INC.**

This PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE ("*Certificate*") is made on behalf of FLEMING POINTE HOMEOWNERS ASSOCIATION, INC., a Texas non-profit corporation ("*Association*").

WHEREAS, Beaten Path Development II-Lakeside, LLC, a Texas limited liability company, as the Declarant, executed and previously placed of record that certain Declaration of Covenants, Restrictions and Easements for Fleming Pointe on April 18, 2023, under Instrument No. D223065082 in the Official Public Records of Tarrant County, Texas ("*Declaration*") as supplemented or amended, is incorporated herein for all purposes.

WHEREAS, the Association has caused this Certificate to be prepared and filed in accordance with the provisions of the Texas Residential Property Owners Protection Act as provided in Section 209.004 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 the subject of the Declaration is Fleming Pointe.
2. **Name and Mailing Address of the Association.** The name of the Association is Fleming Pointe Homeowners Association, Inc., and its mailing address is c/o Legacy Southwest Property Management, LLC ("*Legacy Southwest PM*"), 8668 John Hickman Parkway, Suite 801, Frisco, Texas 75034.
3. **Recording Data for the Subdivision.** The recording data for Fleming Pointe, an addition to the City of Fort Worth, Tarrant County, Texas, is recorded as Instrument No. D223124038 in the Official Public Records of Tarrant County, Texas, including all amendments thereof and supplements thereto.
4. **Recording Data for the Declaration.** The recording data for the Declaration was recorded under Instrument No. D223065082, along with any and all amendments and supplements recorded in the Official Public Records of Tarrant County, Texas.

5. **Name and Contact Information for the Association or the Managing Agent of the Association.** The current mailing address for the Association is c/o Legacy Southwest PM, 8668 John Hickman Parkway, Suite 801, Frisco, Texas 75034, telephone number is (214) 705-1615, and e-mail address is propertymanager@flemingpointehoa.com.

6. **Website.** The Association's website may be found at www.flemingpointehoa.com.

7. **Fees Due Upon Property Transfer.** Fees charged relating to a property transfer are: (i) \$150.00 - transfer fee, (ii) up to \$350.00 - resale certificate fee, (iii) \$6,000.00 - working capital fee.

8. **Resale Certificates and Other Information.** Resale Certificates and other information regarding the Association may be requested by contacting the Association c/o Legacy Southwest PM via www.legacysouthwestpm.com/. The telephone number for Legacy Southwest PM is (214) 705-1615. Alternatively, you may contact the office for Legacy Southwest PM at 8668 John Hickman Parkway, Suite 801, Frisco, Texas 75034 or by e-mail address at propertymanager@flemingpointehoa.com.

IN WITNESS WHEREOF, the undersigned has caused this Certificate to be executed on behalf of the Association in compliance with Section 209.004 of the Texas Property Code. This Certificate shall serve to take the place of all Management Certificates previously filed on behalf of the Association.

ASSOCIATION:

**FLEMING POINTE
HOMEOWNERS ASSOCIATION, INC.,
a Texas non-profit corporation**

By: Legacy Southwest Property
Management, LLC

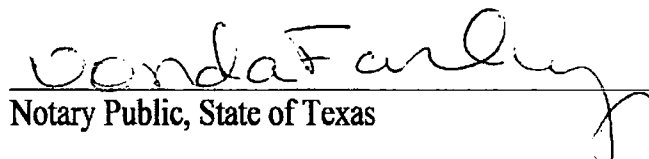
Its: Managing Agent

By: 
Danielle Lascalere, Community Manager

STATE OF TEXAS §
 §
COUNTY OF COLLIN §

This instrument was acknowledged before me on the 28 day of August, 2023, by Danielle Lascalere, Community Manager with Legacy Southwest Property Management, LLC, the Managing Agent of Fleming Pointe Homeowners Association, Inc., a Texas non-profit corporation.




Notary Public, State of Texas