

**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 COLLIN    §

**PROPERTY OWNERS' ASSOCIATION  
MANAGEMENT CERTIFICATE  
FOR  
WOODBIDGE VILLAS  
HOMEOWNERS ASSOCIATION, INC.**

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

**WHEREAS**, HDC Management, LLC., a Texas limited partnership, as the Declarant, executed and previously placed of record that certain Declaration of Covenants, Conditions and Restrictions for Woodbridge Villas Homeowners Association, Inc., on August 3, 2020, under Instrument No. 20200803001234730 in the Official Public Records of Collin 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 Woodbridge Villas, Phases 1 and 2.

2.     **Name and Mailing Address of the Association.** The name of the Association is Woodbridge Villas 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 Woodbridge Villas, an addition to the City of Wylie, Collin County, Texas, is recorded as Instrument No. 20191219010005540 (Phase 1), Instrument No. 2022010000419 (Phase 2), in the Official Public Records of Collin 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. 20200803001234730, Instrument No. 2023000091176 (First Amendment), Instrument No. 2023000091177 (Second Amendment), and Instrument No. 2023000091431 (Third Amendment), along with any and all amendments and supplements recorded in the Official Public Records of Collin 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 [generaloffice@legacysouthwestpm.com](mailto:generaloffice@legacysouthwestpm.com).

6. **Website.** The Association's website may be found at <https://lswpm.cincwebaxis.com/wbvillas>.

7. **Fees Due Upon Property Transfer.** Fees charged relating to a property transfer are:

<b>Type of Property Transfer</b>	<b>Dollar Amount</b>
Resale Certificate	\$375.00
Transfer Fee	\$150.00
Capitalization Fee	\$480.00
Rush Fee	\$50.00-\$100.00
Amenities Access Cards	\$100.00

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/](http://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 at [generaloffice@legacysouthwestpm.com](mailto:generaloffice@legacysouthwestpm.com).

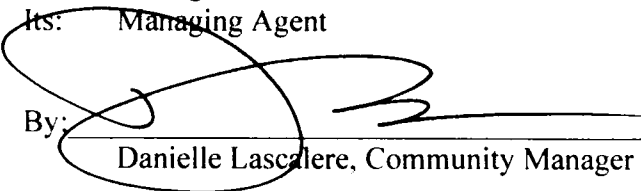
IN WITNESS WHEREOF, the undersigned has caused this Certificate to be executed on behalf of the Association in compliance with Section 209.004 of the Texas Property Code. This Certificate shall serve to take the place of all Management Certificates previously filed on behalf of the Association.

[SIGNATURE PAGE TO IMMEDIATELY FOLLOW]

**ASSOCIATION:**

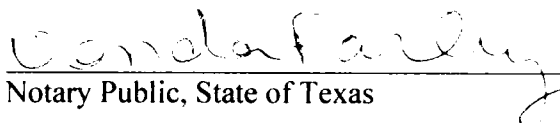
**WOODBIDGE VILLAS  
HOMEOWNERS ASSOCIATION, INC.  
a Texas non-profit corporation**

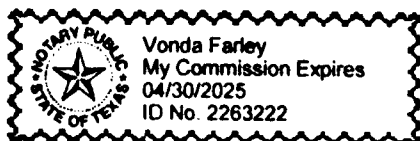
By: Legacy Southwest Property  
Management, LLC  
Its: Managing Agent

By:   
Danielle Lascalere, Community Manager

STATE OF TEXAS       §  
                                  §  
COUNTY OF COLLIN   §

This instrument was acknowledged before me on the 31 day of August, 2024, by Danielle Lascalere, Community Manager with Legacy Southwest Property Management, LLC, the Managing Agent of Woodbridge Villas Homeowners Association, Inc., a Texas non-profit corporation.

  
Notary Public, State of Texas



**Collin County  
Honorable Stacey Kemp  
Collin County Clerk**

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**Instrument Number:** 2024000107730

eRecording - Real Property

HOMEOWNERS ASSOC DOCS

Recorded On: August 30, 2024 03:22 PM

Number of Pages: 4

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**" Examined and Charged as Follows: "**

Total Recording: \$33.00

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\*\*\*\*\* 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: 2024000107730  
Receipt Number: 20240830000710  
Recorded Date/Time: August 30, 2024 03:22 PM  
User: Dwayne K  
Station: Station 11

**Record and Return To:**

CSC



**STATE OF TEXAS  
COUNTY OF COLLIN**

**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 Public Records of Collin County, Texas.**

Honorable Stacey Kemp  
Collin County Clerk  
Collin County, TX