

Denton County
Juli Luke
County Clerk

Instrument Number: 101252

ERecordings-RP

PROPERTY ASSOC MGMT CERT

Recorded On: September 19, 2024 08:50 AM

Number of Pages: 3

" Examined and Charged as Follows: "

Total Recording: \$33.00

***** THIS PAGE IS PART OF THE INSTRUMENT *****

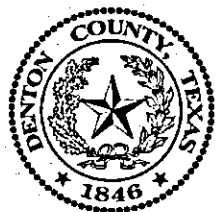
Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 101252
Receipt Number: 20240919000060
Recorded Date/Time: September 19, 2024 08:50 AM
User: Kraig T
Station: Station 21

Record and Return To:

Corporation Service Company



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

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

THE STATE OF TEXAS §
 §
COUNTY OF DENTON §

The undersigned, being the Manager of Legacy Pointe Homeowners Association, Inc., a non-profit corporation organized and existing under the laws of the State of Texas, submits the following information pursuant to Section 209.004 of the Texas Property Code which supersedes any prior Management Certificate filed by Legacy Pointe Homeowners Association, Inc.:

1. Name of Subdivision: Legacy Pointe.
2. Name of Association: Legacy Pointe Homeowners Association, Inc.
3. Recording Data for the Subdivision:
 - a) Lots 1 through 12, Block A; Lots 1 through 12, Block B; and Lot 1, Block E, of Legacy Pointe Addition, a subdivision in the City Lewisville, Denton County, Texas, according to the plat recorded under Document No. 2018-95 of the Official Public Records of Denton County, Texas; and
 - b) Lots 13 through 25, Block B; Lots 1 through 7, Block C; Lots 1 through 17, Block D; and Lots 2 through 22, and Lots 24 through 36, Block E, of Legacy Pointe Addition PH II, a subdivision in the City Lewisville, Denton County, Texas, according to the plat recorded under Document No. 2020-284 of the Official Public Records of Denton County, Texas
4. Recording Data for the Declaration:
 - a) Declaration of Covenants, Conditions and Restrictions for Legacy Pointe filed September 27, 2023, and recorded under Instrument No. 104091 of the Official Public Records of Denton County, Texas.
5. Name and Mailing Address of the Association is: Legacy Pointe Homeowners Association, Inc., 1330 Enclave Pkwy, Suite 425, Houston TX 77077.
6. Name and Mailing Address of Person Managing the Association or Its Designated Representative is: Legacy Pointe Homeowners Association, Inc., c/o FirstService Residential Houston, 1330 Enclave Pkwy, Suite 425, Houston TX 77077.
7. Telephone Number to Contact the Association is: 1-877-253-9689.
8. Email Address to Contact the Association: Mgmt-CertificateTX@fsresidential.com

9. The Association's website may be found at: <https://LegacyPointe.connectresident.com>

10. Fees charged by the Association upon the sale or transfer of Property:

- a. Resale Certificate: \$375.00 or more not to exceed the maximum allowable rate.
- b. Resale Certificate Rush Fee: \$75.00 (3-4 day rush) or \$125.00 (1-2 day rush).
- c. Resale Certificate Update Fee (within 60 days of original request): \$75.00.
- d. Refinance Certificate Fee: \$150.00.
- e. Refinance Certificate Rush Fee: \$75.00 (3-4 day rush) or \$125.00 (1-2 day rush).
- f. HOA Questionnaire (optional) – Single Family: \$250.00.
- g. Loan Estimate Questionnaire (optional) – Single Family: \$100.00

Executed on this the 18 day of September 2024.

LEGACY POINTE HOMEOWNERS
ASSOCIATION, INC.

By: Jennifer Huerta
~~Jennifer Huerta~~ Manager and Agent

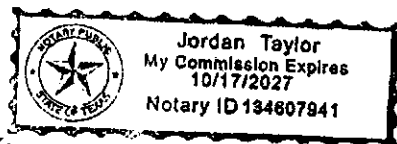
THE STATE OF TEXAS

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ACKNOWLEDGMENT

COUNTY OF DENTON

BEFORE ME, the undersigned notary public, on this the 18 day of September 2024 personally appeared Jennifer Huerta Manager and Agent of Legacy Pointe Homeowners Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that s/he executed the same for the purpose and in the capacity therein expressed and on behalf of the Association.



Jordan Taylor
Notary Public in and for the State of Texas

RECORDED BY:

ISG | SEARS
BENNETT
& GERDES, LLP

6548 GREATWOOD PKWY.
SUGAR LAND, TEXAS 77479