

*After Recording, Return To
Baird, Crews, Schiller & Whitaker, P.C.
15 North Main Street
Temple, Texas 76501*

**MANAGEMENT CERTIFICATE FOR
BELTON LEGEND OAKS PROPERTY OWNERS' ASSOCIATION, INC.,
A Texas Nonprofit Property Owners' Association
And Of
LEGEND OAKS ADDITION,
A Subdivision in the City of Belton, Bell County, Texas
[Pursuant to Texas Property Code, Section 209.004]**

STATE OF TEXAS

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COUNTY OF BELL

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1. Legal Description of Property affected by this Management Certificate:
Lots One (1) through forty (40), inclusive, Block One (1), Legend Oaks Addition, an addition to the City of Belton, Bell County, Texas according to the map or plat of record in Cabinet C, Slide 282-A, Plat Records of Bell County, Texas.
2. Name of Subdivision:
LEGEND OAKS ADDITION, a subdivision in the City of Belton, Bell County, Texas
3. Name of Property Owners' Association:
BELTON LEGEND OAKS PROPERTY OWNERS' ASSOCIATION, INC., a Texas nonprofit property owners' association
4. Recording Data for Subdivision Plat:
Subdivision Plat is filed in Cabinet C, Slide 282-A, Plat Records of Bell County, Texas
Amending Plat of Legend Oaks Amendment #1 is filed in Document # 2022001359, Official Public Records of Real Property of Bell County, Texas
5. Recording Data for Dedication of Subdivision:
Dedication is filed as Vol. 4953, Page 224, Official Public Records of Real Property of Bell County, Texas
Dedication of Legend Oaks Amendment #1, a subdivision in the City of Belton, Bell County, Texas, being a replat of Lots 1 and 2, Block 1, Legend Oaks Addition is filed as Document # 202001359, Official Public Records of Real Property of Bell County, Texas

6. Recording Data for Certificate of Formation:
Certificate of Formation filed:
 - a. with the Secretary of State, filing number 0800185984; and
 - b. with the Bell County Clerk's Office, as Document #2022051123, Official Public Records of Real Property of Bell County, Texas
7. Recording Data for Bylaws:
Document #20180008214, Official Public Records of Real Property of Bell County, Texas
8. Recording Data for Restrictive Covenants:
Vol. 4953, Page 257, Official Public Records of Real Property of Bell County, Texas
9. Recording Data for Declaration of Covenants, Conditions and Restrictions for Belton Legend Oaks Property Owners' Association, Inc., a Texas nonprofit property owners' association, and of Legend Oaks Addition, a subdivision in the City of Belton, Bell County, Texas:
Vol. 4953, Page 224, Official Public Records of Real Property of Bell County, Texas
10. Recording Data for Records Production and Copying Policy of Belton Legend Oaks Property Owners' Association, Inc., a Texas nonprofit property owners' association:
Document #2022051123, Official Public Records of Real Property of Bell County, Texas
11. Recording Data for Document Retention Policy of Belton Legend Oaks Property Owners' Association, Inc., a Texas nonprofit property owners' association:
Document #2022051123, Official Public Records of Real Property of Bell County, Texas
12. Recording Data for Guidelines for Alternative Payment Plans of Belton Legend Oaks Property Owners' Association, Inc., a Texas nonprofit property owners' association:
Document #2022051123, Official Public Records of Real Property of Bell County, Texas
13. Mailing Address of Association or Name and Mailing Address of Managing Agent, telephone number of Managing Agent:

c/o BELTON LEGEND OAKS PROPERTY OWNERS' ASSOCIATION, INC.,
a Texas nonprofit property owners' association

Attn: Brenda W. Severn
1109 Industrial Park Road
Belton, Texas 76513 (Bell County)

Phone: (254) 939-8700

Email: hraysevern@gmail.com
14. Supplemental Filings or Amendments:
First Amendment to the Declaration of Covenants, Conditions and Restrictive Covenants of Legend Oaks Addition, an addition to the city of Belton, Bell County, Texas is filed as Document #2022051122, Official Public Records of Real Property of Bell County, Texas

15. Guidelines, Rules and Regulations:

The ARC may promulgate Builder Guidelines for the subdivision, and may amend such Builder Guidelines, from time to time, in accordance with the provisions of the Declaration. The Board of the Association may promulgate Rules and Regulations at a future date, and may amend such Rules and Regulations, from time to time, in accordance with the provisions of the Declaration. Such information is on file with the Association.

16. Other Information:

Other information the Association considers appropriate for the governing, administration or operation of the Subdivision and the Association:

- The Annual Assessment fee for the 2022 fiscal year was set at \$300.00 per lot;
- The transfer fee for each subsequent sale of a lot to a third party for the 2022 fiscal year was set at \$250.00 per lot ;
- The fee charged for issuance of a resale certificate for the 2022 fiscal year was set at \$125.00 per lot.

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BELTON LEGEND OAKS PROPERTY OWNERS' ASSOCIATION, INC.,
A Texas Nonprofit Property Owners' Association

By: [Signature]
Ray Severn, President

ACKNOWLEDGMENT

State of Texas
County of Bell

This instrument was acknowledged before me on August 11, 2022, by Ray Severn in his capacity as President of BELTON LEGEND OAKS PROPERTY OWNERS' ASSOCIATION, INC., a Texas nonprofit property owners' association on behalf of said property owners' association.



[Signature]
Notary Public, State of Texas

PREPARED IN THE LAW OFFICE OF:
Baird, Crews, Schiller & Whitaker, P.C.
Attn: Taylor Fitzner/tcf
15 North Main Street
Temple, Texas 76501
www.bcswlaw.com



Bell County
Shelley Coston
County Clerk
Belton, Texas 76513

Instrument Number: 2022051304

As

CERTIFICATE

Recorded On: August 12, 2022

Parties: BELTON LEGEND OAKS PROPERTY OWNERS' ASSOCIATION INC

To LEGEND OAKS ADDITION

Comment:

Billable Pages: 4

Number of Pages: 5

(Parties listed above are for Clerks' reference only)

**** Examined and Charged as Follows ****

CLERKS RMF:	\$5.00
COURT HOUSE SECURITY:	\$1.00
RECORDING:	\$17.00
Total Fees:	\$23.00

***** DO NOT REMOVE. 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

Instrument Number: 2022051304

Receipt Number: 298762

Recorded Date/Time: 08/12/2022 11:17:28 AM

User / Station: busbyas - BCCCD0735

Record and Return To:

Baird Crews Schiller and Whitaker PC

15 N MAIN ST

TEMPLE, TX 76501-7629



I hereby certify that this instrument was filed on the date and time stamped hereon and was duly recorded in the Real Property Records in Bell County, Texas

Shelley Coston
Bell County Clerk

Date 8/12/22
Document No. 2022051304
Bell County, Texas
By: BCSW/ tf

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c/o	BELTON LEGEND OAKS PROPERTY OWNERS' ASSOCIATION, INC., a Texas nonprofit property owners' association
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Email:	hraysevern@gmail.com
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BELTON LEGEND OAKS PROPERTY OWNERS' ASSOCIATION, INC.,
A Texas Nonprofit Property Owners' Association

By: _____

Ray Severn, President

ACKNOWLEDGMENT

State of Texas

County of Bell

This instrument was acknowledged before me on August 11, 2022, by Ray Severn in his capacity as President of BELTON LEGEND OAKS PROPERTY OWNERS' ASSOCIATION, INC., a Texas nonprofit property owners' association on behalf of said property owners' association.



Taylor Fitzner

Notary Public, State of Texas

PREPARED IN THE LAW OFFICE OF:
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