

**PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE**
for
HILLSTEAD HOMEOWNERS ASSOCIATION, INC.

THE STATE OF TEXAS §
 §
COUNTY OF COLLIN §

The undersigned, being the Managing Agent for Hillstead Homeowners Association, Inc., a non-profit corporation ("Association") 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 the Association:

1. Name of Subdivision: The name of the subdivision is Hillstead.
2. Name of Association: The name of the Association is Hillstead Homeowners Association, Inc.
3. Recording Data for the Subdivision:
 - a. Hillstead Subdivision, Phase One (1), a subdivision in Collin County, Texas according to the map or plat thereof recorded in Book 2024, Pages 513-514 of the Plat Records of Collin County, Texas and all amendments to or replats of said maps or plats, if any.
4. Recording Data for the Declaration.*
 - a. Documents:
 - (1) Declaration of Covenants, Conditions and Restrictions for Hillstead.
 - b. Recording Information:
 - (1) Collin County Clerk's File No. 2024000083542.
5. Name and Mailing Address of the Association: The name and mailing address of the Association is Hillstead Homeowners Association, Inc. c/o Legacy Southwest Property Management, LLC, 8668 John Hickman Parkway, Suite 801, Frisco, Texas 75034.
6. The Contact Information for the Association's Designated Representative: The contact information of the designated representative of the Association is: Dale Smith c/o Legacy Southwest Property Management, LLC Address: 8668 John Hickman Parkway, Suite 801, Frisco, Texas 75034. Phone No.: 214.705.1615. Email Address: generaloffice@legacysouthwestpm.com.

7. The Association's Dedicatory Instruments are Available to Members Online at www.hillsteadhoa.com.
8. The Amount and Description of the Fees and Other Charges Charged by the Association in Connection with a Property Transfer:

Description	Fee
Resale Certificate	\$ 250.00
Resale Certificate Rush Fee	\$100.00 24 hour; \$75.00 2-3 days; \$50.00 4-9 days; standard 10 days
Transfer Fee	\$ 150.00
Refinance Fee	\$ 50.00
Capital Assessment [Declaration Article V, Section 5.8]	Upon the conveyance of a lot after the substantial completion of a residential dwelling thereon, the purchaser of the lot is required to pay to the Association a sum equal to the amount of the Annual Maintenance Charge in effect as of the date of closing; upon each subsequent conveyance of the lot, the purchaser of the lot is required to pay the Association a sum equal to 1/2 the amount of the Annual Maintenance Charge in effect as of the date of closing. The Capital Assessment is due on the date the deed conveying the lot to the purchaser is recorded, or, if a contract for deed or similar instrument is executed. The Capital Assessment must be confirmed with the Association.
Association Administrative Fee [Declaration Article V, Section 5.8]	An Administrative Fee will be paid to the Association upon each transfer of title to a lot. No Administrative Fee will be due upon the conveyance of a lot by Declarant to a Builder. The Administrative Fee must be confirmed with the Association.

Executed on this 24 day of Sept, 2024.

**HILLSTEAD HOMEOWNERS
ASSOCIATION, INC.**

By: Legacy Southwest Property Management, LLC,
Managing Agent

By: 

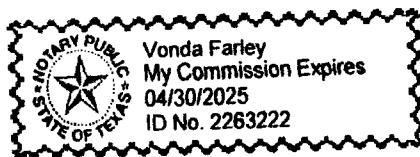
Printed: Danielle Lascalere

Its: Managing Agent

* Prospective purchasers are advised to independently examine all dedicatory instruments and governing documents for the association, as well as performing a physical inspection of the property and common areas, prior to purchase. This Management Certificate does not purport to identify every publicly recorded document affecting the subdivision/association. No person should rely on this Management Certificate for anything other than for identifying and contacting the Association.

THE STATE OF TEXAS §
 §
COUNTY OF Collin §

BEFORE ME, the undersigned notary public, on this 24 day of Sept, 2024 personally appeared Danielle Lascalere President of Legacy Southwest Property Management, LLC, Managing Agent for Hillstead 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.



Vonda Farley
Notary Public in and for the State of Texas

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

Instrument Number: 2024000117603

eRecording - Real Property

HOMEOWNERS ASSOC DOCS

Recorded On: September 24, 2024 01:23 PM

Number of Pages: 4

" 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: 2024000117603

Receipt Number: 20240924000354

Recorded Date/Time: September 24, 2024 01:23 PM

User: Amanda J

Station: Station 6

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