

**Denton County  
Juli Luke  
County Clerk**

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**Instrument Number:** 23710

ERecordings-RP

MISCELLANEOUS

Recorded On: March 07, 2025 04:04 PM

Number of Pages: 4

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

Total Recording: \$37.00

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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: 23710  
Receipt Number: 20250307000540  
Recorded Date/Time: March 07, 2025 04:04 PM  
User: Emily L  
Station: Station 44

**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

**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 DENTON    §

**PROPERTY OWNERS' ASSOCIATION  
MANAGEMENT CERTIFICATE  
FOR  
TOWNHOMES AT NORTHPOINTE  
NEIGHBORHOOD ASSOCIATION II, INC.**

This PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE ("*Certificate*") is made on behalf of TOWNHOMES AT NORTHPOINTE NEIGHBORHOOD ASSOCIATION II, INC., a Texas non-profit corporation ("*Association*").

**WHEREAS**, Bright Realty, LLC, a Texas limited liability company, as the Declarant, executed and previously placed of record that certain Declaration of Covenants, Conditions and Restrictions for Townhomes at Northpointe Neighborhood Association II, Inc. on February 22, 2024, as Instrument No. 2024-17691 in the Official Public Records of Denton 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 the Cottages at Castle Hills.
2.     **Name and Mailing Address of the Association.** The name of the Association is Townhomes at Northpointe Neighborhood Association II, 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 the Cottages at Castle 2022-144 in the Official Public Records of Denton 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. 2024-17691 with any and all amendments and supplements recorded in the Official Public Records of Denton 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://castlehills.com>.

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

Type of Property Transfer	Dollar Amount
<b>Townhomes at Northpointe Neighborhood Association II, Inc.</b>	
Working Capital Assessment	The amount equal to one (1) month of Regular Assessments
Transfer Fee	\$250.00
<b>Castle Hills Residential Association</b>	
Working Capital Assessment	\$100.00
Transfer Fee	\$250.00
Estoppel Fee	\$350.00
<b>Castle Hills Schools Foundation, Inc.</b>	
Assessment	One-half of one percent (0.50%) of the sales price

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:**

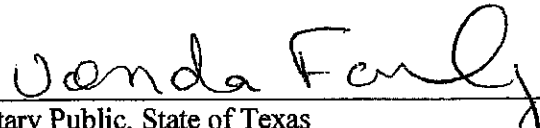
**TOWNHOMES AT NORTHPOINTE  
NEIGHBORHOOD ASSOCIATION II, INC.  
a Texas non-profit corporation**

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 7 day of March, 2025,  
by Danielle Lascalere, Community Manager with Legacy Southwest Property Management, LLC, the  
Managing Agent of Townhomes at Northpointe Neighborhood Association II, Inc., a Texas non-profit  
corporation.

  
Notary Public, State of Texas

