

Denton County
Juli Luke
County Clerk

Instrument Number: 159528

ERecordings-RP

MISCELLANEOUS

Recorded On: August 31, 2021 04:11 PM

Number of Pages: 3

" Examined and Charged as Follows: "

Total Recording: \$34.00

***** 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: 159528
Receipt Number: 20210831000986
Recorded Date/Time: August 31, 2021 04:11 PM
User: Terri B
Station: Station 20

Record and Return To:

Simplifile



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

MANAGEMENT CERTIFICATE

This Management Certificate is recorded pursuant to Section 209.004 of the Texas Property Code.
This amends all prior Management Certificates filed for this Association.

This MANAGEMENT CERTIFICATE (this "Certificate") is made effective as of September 1, 2021 by The Villas at the Lakes on Legacy Drive Residential Association, Inc. a/k/a Lakes on Legacy Drive, a Texas non-profit corporation (the "Association").

WITNESSETH:

WHEREAS, the Declarant for The Villas (Lakes on Legacy Drive, Phase 3) has previously placed of record that certain Declaration of Covenants, Conditions and Restrictions for The Villas (Lakes on Legacy Drive, Phase 3) filed of record on or about April 5, 1999 (the "Declaration") and recorded at Instrument #99-R0031581 in the Real Property Records of Denton County, Texas, which Declaration is incorporated herein for all purposes.

WHEREAS, Declarant has created the Association for the benefit of The Villas (Lakes on Legacy Drive, Phase 3).

WHEREAS, the Association was duly formed on January 7, 1999, as The Villas at the Lakes on Legacy Drive Residential Association, Inc. a/k/a Lakes on Legacy Drive, P.

WHEREAS, the Association has caused this Certificate to be prepared and filed in accordance with the provisions of the Texas Property Code as provided in Section 209 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 subject to the Declaration is The Villas (Lakes on Legacy Drive, Phase 3).
2. Name of the Association. The name of the Association is The Villas at the Lakes on Legacy Drive Residential Association, Inc. a/k/a Lakes on Legacy Drive and is located at Denton County, Texas. The mailing address for the Association is The MAC Group, 5605 FM 423 Suite 500 PMB #418 Frisco, TX 75036.
3. Recording Data for the Subdivision. The Declaration, Bylaws and Plats to the subdivision and any amendments, supplements and additions thereto have been recorded in the Denton County Clerk's office.
4. Recording Data for the Declaration. The Declaration for the Association was filed on or about April 5, 1999 (the "Declaration") recorded at Instrument #99-R0031581 in the Real Property Records of Denton County, Texas; which Declaration is incorporated herein for all purposes and any amendments or supplements thereto.

The Declaration was amended as follows:

- On or about December 14, 2009 at Instrument #2009-142081; and
- On or about July 25, 2014 at Instrument #2014-73220.

5. The Name and Mailing Address of Managing Agent. The Association's managing agent is:

The MAC Group
5605 FM 423 Suite 500 PMB #418
Frisco, TX 75036

6. Manager of the Association. The telephone number for the manager of the Association is 469-939-4928 and the email address for the manager of the Association is info@themacgroup.com.

7. Website for the Association. The website for the Association is www.homewisedocs.com.

8. Resale Certificates: Resale Certificates may be requested by contacting The MAC Group at resales@themacgroup.com. The cost of a Resale Certificate is as follows: \$350.00 Resale Fee payable to The MAC Group and \$200.00 Transfer Fee payable to The MAC Group.

IN WITNESS WHEREOF, the undersigned has caused this Certificate to be executed as of the date first above written.

ASSOCIATION:

The Villas at the Lakes on Legacy Drive Residential Association, Inc. a/k/a Lakes on Legacy Drive, P, a Texas non-profit corporation

By:

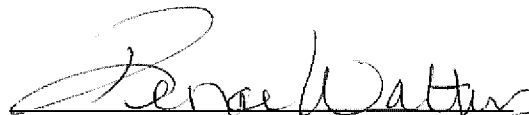
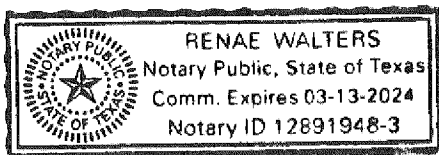


Authorized Representative for
The Villas at the Lakes on Legacy Drive
Residential Association, Inc. a/k/a Lakes on
Legacy Drive, P

THE STATE OF TEXAS §
COUNTY OF DENTON §

This instrument was acknowledged before me on this 31 day of August, 2021 by Roderick Henderson Authorized Representative for The Villas at the Lakes on Legacy Drive Residential Association, Inc. a/k/a Lakes on Legacy Drive, P, a Texas non-profit corporation, on behalf of such corporation.

Notary Public in and for the State of Texas


Notary Public Signature