

Denton County
Juli Luke
County Clerk

Instrument Number: 109532

ERecordings-RP

MISCELLANEOUS

Recorded On: October 10, 2023 02:23 PM

Number of Pages: 5

" Examined and Charged as Follows: "

Total Recording: \$42.00

***** 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: 109532
Receipt Number: 20231010000600
Recorded Date/Time: October 10, 2023 02:23 PM
User: Jennifer K
Station: Station 38

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
OF
FOREE RANCH RESIDENTIAL COMMUNITY, INC.**

The undersigned, being an officer of Foree Ranch Residential Community, Inc., a Texas nonprofit corporation (the “**Association**”), and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

1. The name of the subdivision: Foree Ranch.
2. The name of the Association: Foree Ranch Residential Community, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: All that certain real property located in Denton County, Texas, made subject to that certain Declaration of Covenants, Conditions and Restrictions for Foree Ranch, recorded under Document No. 2023-109467 in the Official Public Records of Denton County, Texas, as the same may be amended from time to time (the “**Declaration**”).
4. The recording data for the Declaration and any amendments thereto: See Attachment 1 to this Management Certificate.
5. The name and mailing address of the Association: Foree Ranch Residential Community, Inc., c/o Legacy Southwest Property Management, 8668 John Hickman Parkway, Suite 801, Frisco, Texas 75034.
6. The name, mailing address, telephone number, and email address of the person managing the Association:

Name:	Foree Ranch Residential Community, Inc., c/o Legacy Southwest Property Management
Mailing Address:	8668 John Hickman Parkway, #801, Frisco, TX 75034
Attn:	Danielle Lascalere
Telephone Number:	214-705-1615
Email Address:	<u>Danielle@legacysouthwestpm.com</u>

7. Website to access the Association’s dedicatory instruments:
www.legacysouthwestpm.com
8. Amount and description of fees related to property transfer in the subdivision: The Association fees are in the following amounts:

Working Capital Assessment -	\$325.00
Transfer Fee -	\$150.00
Resale Certificate Fee:	\$250.00

The Association fees cover all costs that the Association incurs related to a property transfer in the subdivision.

[SIGNATURE PAGE FOLLOWS]

EXECUTED to be effective on the date this instrument is Recorded.

FOREE RANCH RESIDENTIAL COMMUNITY, INC.,
a Texas nonprofit corporation

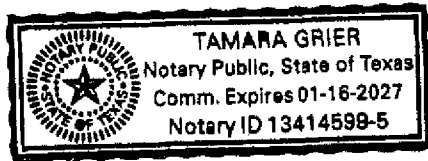
By: Sandra Lee
Name: Sandra Lee
Title: President

STATE OF TEXAS §
 §
COUNTY OF Dallas §

This instrument was acknowledged before me on the 26th day of September, 2023, by Sandra Lee, the President of Foree Ranch Residential Community, Inc., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

(SEAL)

Tamara Grier
Notary Public Signature



AFTER RECORDING RETURN TO:
Kristi E. Stotts, Esq.
Winstead PC
401 Congress Avenue, Suite 2100
Austin, Texas 78701
Email: kstotts@winstead.com

ATTACHMENT 1

1. Declaration of Covenants, Conditions and Restrictions for Foree Ranch, recorded under Document No. 2023-109467 in the Official Public Records of Denton County, Texas, as the same may be amended and/or supplemented from time to time.
2. Foree Ranch Community Manual, recorded under Document No. 2023-109484 in the Official Public Records of Denton County, Texas, as the same may be amended and/or supplemented from time to time.
3. Foree Ranch Adoption of Working Capital Assessment, recorded under Document No. 2023-109509 in the Official Public Records of Denton County, Texas.

ATTACHMENT 1

FOREE RANCH RESIDENTIAL COMMUNITY, INC.
MANAGEMENT CERTIFICATE