

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 DALLAS §

**PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE
FOR
CALDWELL LAKES
HOMEOWNERS ASSOCIATION, INC.**

This PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE ("*Certificate*") is made on behalf of CALDWELL LAKES HOMEOWNERS ASSOCIATION, a Texas non-profit corporation ("*Association*").

WHEREAS, K. Hovnanian DFW Caldwell Lakes, LLC, a Texas limited liability company, as the Declarant, executed and previously placed of record that certain Declaration of Covenants, Conditions and Restrictions for Caldwell Lakes on October 20, 2022, under Instrument No. 2022-00276079 in the Official Public Records of Dallas 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 Caldwell Lakes.

2. **Name and Mailing Address of the Association.** The name of the Association is Caldwell Lakes Homeowners Association, 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 Caldwell Lakes, an addition to the Cities of Dallas, Mesquite, and Seagoville, Dallas County, Texas, is recorded as Instrument No. 2022-00257705 in the Official Public Records of Dallas County, Texas, including all amendments thereof and supplements thereto. Please refer to Exhibit "A" for additional information.

4. **Recording Data for the Declaration.** The recording data for the Declaration was recorded under Instrument No. 2022-00276079, Instrument No. 2022-00307545 (First Amendment), and Instrument No. 2023-00055550 (Second Amendment), along with any and all amendments and supplements recorded in the Official Public Records of Dallas 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 lindsay@legacysouthwestpm.com.

6. **Website.** The Association's website may be found at www.caldwelllakeshoa.com.

7. **Fees Due Upon Property Transfer.** Fees charged relating to a property transfer are: (i) \$150.00 - transfer fee, (ii) \$350.00 - capitalization fee, and (iii) \$350.00 - resale certificate fee.

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/. 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 lindsay@legacysouthwestpm.com.

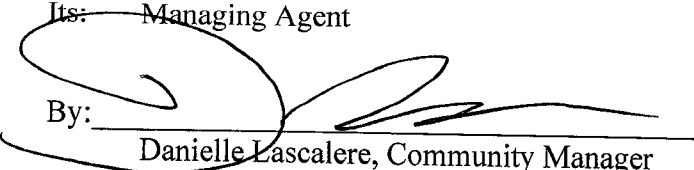
IN WITNESS WHEREOF, the undersigned has caused this Certificate to be executed on behalf of the Association in compliance with Section 209.004 of the Texas Property Code. This Certificate shall serve to take the place of all Management Certificates previously filed on behalf of the Association.

ASSOCIATION:

**CALDWELL LAKES
HOMEOWNERS ASSOCIATION, INC.,
a Texas non-profit corporation**

By: Legacy Southwest Property
Management, LLC

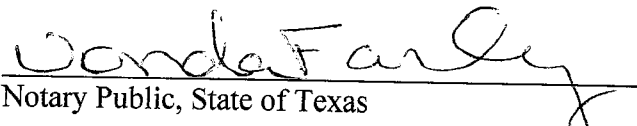
Its: Managing Agent

By: 
Danielle Lascalere, Community Manager

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

This instrument was acknowledged before me on the 4 day of May 2023, by Danielle Lascalere, Community Manager with Legacy Southwest Property Management, LLC, the Managing Agent of Caldwell Lakes Homeowners Association, Inc., a Texas non-profit corporation.




Notary Public, State of Texas

MANAGEMENT CERTIFICATE

Exhibit A

LEGAL DESCRIPTION AND/OR DEPICTION OF THE PROPERTY

BEING a 76.687 acre tract of land situated in the S.A. Haught Survey, Abstract No. 567, City of Mesquite and City of Dallas, Dallas County, Texas, and the J. Halford Survey, Abstract No. 570, City of Seagoville, Dallas County, Texas, and being all of that certain called 76.687 acre tract of land described in a Deed to TTI Tack Team Investments LLC, recorded as Instrument No. 202000311214, Official Public Records, Dallas County, Texas (OPRDCT), and being more particularly described as follows:

BEGINNING at a point for corner in the centerline of Lasater Road at the most southern corner of said 76.687 acre tract and being in a northwest line of Highland Meadows Phase 1, an addition to the City of Seagoville, Dallas County, Texas, recorded in Volume 2005138, Page 181, Map Records, Dallas County, Texas (MRDCT), from which the most western corner bears South 44°08'07" West, a distance of 3.78 feet, and a 1/2-inch iron rod with a yellow plastic cap found for reference at the most northern corner of a 60' wide road dedication by last mentioned addition bears North 44°08'15" East, a distance of 56.22 feet;

THENCE North 45°39'34" West, along and near the center of said road and a southwest line of said 76.687 acre tract, a distance of 607.74 feet, to a point for corner at the most southern corner of a 1.30 acre right-of-way parcel described in a Deed to the County of Dallas, recorded in Volume 5467, Page 117 (DRDCT);

THENCE in a northwesterly direction, along the northeasterly lines of said 1.30 acre right-of-way parcel, the following courses:

North 44°28'30" East, a distance of 40.00 feet, to a 5/8-inch iron rod with a yellow plastic cap, stamped "RPLS 3963", set for corner;

North 45°39'34" West, a distance of 909.64 feet, to a 5/8-inch iron rod with a yellow plastic cap, stamped "RPLS 3963", set for corner;

North 39°58'54" West, a distance of 100.50 feet, to a 5/8-inch iron rod with a yellow plastic cap, stamped "RPLS 3963", set for corner;

North 45°39'34" West, a distance of 316.62 feet, to a point for corner in a northwest line of said 76.687 acre tract common to the southeast line of a called 18.389 acre tract of land described in a Deed to David Zulejki, recorded as Instrument No. 201900092801,

(OPRDCT), from which a 1/2-inch iron rod with a plastic cap found for reference bears North 70°00'29" West, a distance of 54.72 feet, said corner also lying near the center of a creek, known as East Fork of Trinity River Tributary 1.1;

THENCE North 43°58'10" East, along last mentioned common line and within the high banks of said creek, a distance of 866.55 feet, to a 1/2-inch iron rod found for corner at the most eastern corner of said 18.389 acre tract, common to an exterior "ell" boundary corner of said 76.687 acre tract;

THENCE South 45°39'34" East, along a boundary line of said 76.687 acre tract and partly with the southwest line of a called 4.376 acre tract described in a deed to Jose L. Serna and Norma Lopez recorded as Instrument No. 200600368619, (OPRDCT) a distance of 187.92 feet, to a 5/8-inch iron rod with a yellow plastic cap, stamped "RPLS 3963", set for corner near a fence post at the most southern corner thereof;

THENCE North 43°54'27" East, along and near a fence line on the southeast line of said 4.376 acre tract common to a northwest line of said 76.687 acre tract, a distance of 1117.76 feet, to a point for corner at the most eastern corner of said 4.376 acre tract, said point being in the southwest right-of-way line of Shannon Road, (a 70' right-of-way) as described and dedicated by a Deed to the County of Dallas, recorded in Volume 67181, Page 718 (DRDCT), from which a 1-1/2" axle found for reference bears North 48°53'37" East a distance of 1.44 feet;

THENCE South 46°03'50" East, along the southwest right-of-way line of Shannon Road, a distance of 1157.14 feet, to a 5/8-inch iron rod with a yellow plastic cap, stamped "RPLS 3963", set for corner in a northwest line of said Highland Meadows Phase 1, common to a southeast line of said 76.687 acre tract from which a 1-1/2" axle found for reference bears South 48°55'37" West a distance of 2.60 feet;

THENCE in southwesterly and southeasterly directions, with the common boundary line of last mentioned tracts, the following courses:

South 44°28'30" West, a distance of 572.12 feet, to a point for corner in an 8" diameter concrete monument found;

South 45°27'38" East, a distance of 599.03 feet, to point for corner in a wooden fence intersection from which a 5/8-inch iron rod with a yellow plastic cap, stamped "RPLS 3963", set for reference bears South 76°01'57" West, a distance of 179.33 feet;

South 44°08'07" West, a distance of 1468.18 feet, to the POINT OF BEGINNING and containing 3,340,475 square feet, or 76.687 acres of land.

**Dallas County
John F. Warren
Dallas County Clerk**

Instrument Number: 202300087669

eRecording - Real Property

Recorded On: May 05, 2023 08:12 AM

Number of Pages: 6

" 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: 202300087669

Receipt Number: 20230504000837

Recorded Date/Time: May 05, 2023 08:12 AM

User: Lynn G

Station: CC53

Record and Return To:

CSC Global



**STATE OF TEXAS
COUNTY OF DALLAS**

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 Dallas County, Texas.

John F. Warren
Dallas County Clerk
Dallas County, TX