

**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 §

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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*"), 5600 Tennyson Pkwy. Ste 270, Plano, Texas 75024.

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, 5600 Tennyson Pkwy. Ste 270, Plano, Texas 75024, telephone number is (214) 705-1615, and e-mail address is [lindsay@legacysouthwestpm.com](mailto:lindsay@legacysouthwestpm.com).

6. **Website.** The Association's website may be found at [www.caldwelllakeshoa.com](http://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/](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 5600 Tennyson Pkwy. Ste 270, Plano, Texas 75024 or by e-mail at [lindsay@legacysouthwestpm.com](mailto: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

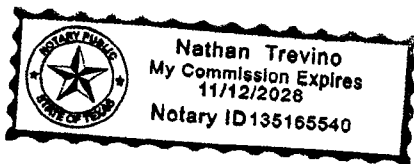
Its: Managing Agent

By: 

Danielle Lascalere, Community Manager

STATE OF TEXAS       §  
                                  §  
COUNTY OF DALLAS   §

This instrument was acknowledged before me on the 10<sup>th</sup> day of September, 2025, 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.



Nathan Trevino  
Notary Public, State of Texas

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

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**Instrument Number:** 202500191175

eRecording - Real Property

Recorded On: September 11, 2025 02:28 PM

Number of Pages: 4

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

Total Recording: \$33.00

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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: 202500191175  
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Station: CC149

**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