

Denton County
Juli Luke
County Clerk

Instrument Number: 117583

ERecordings-RP

MISCELLANEOUS

Recorded On: August 12, 2022 10:41 AM

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: 117583
Receipt Number: 20220812000253
Recorded Date/Time: August 12, 2022 10:41 AM
User: Diana P
Station: Station 37

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
LENNON CREEK RESIDENTIAL COMMUNITY, INC.**

The undersigned, being an officer of Lennon Creek Residential Community, Inc., and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

1. The name of the subdivision: Lennon Creek.
2. The name of the Association: Lennon Creek Residential Community, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: All that certain real property in Denton County, Texas, made subject to that certain Declaration of Covenants, Conditions and Restrictions for Lennon Creek, recorded as Document No. 2022-54907 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 to the Declaration: See Attachment 1 to this Management Certificate.
5. The name and mailing address of the Association: Lennon Creek Residential Community, Inc., c/o Legacy Southwest Property Management, LLC, 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:	Lennon Creek Residential Community, Inc. c/o Legacy Southwest Property Management
Mailing Address:	8668 John Hickman Pkwy. #801, Frisco, TX 75034
Attn:	Dale Smith
Telephone Number:	214-705-1615
Email Address:	<u>propertymanagement@lennoncreekhoa.com</u>

7. Website to access the Association's dedicatory instruments:
<http://www.lennoncreekhoa.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 - \$200.00

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.

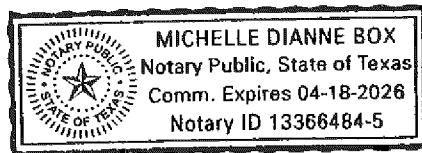
LENNON CREEK RESIDENTIAL COMMUNITY, INC.,
a Texas nonprofit corporation


By: M. Fort
Name: Melissa Fort
Title: President

STATE OF TEXAS \$
COUNTY OF Collin \$

This instrument was acknowledged before me on the 10th day of August, 2022, by Melissa Fort, the President of Lennon Creek Residential Community, Inc., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

(SEAL)




Notary Public Signature

AFTER RECORDING RETURN TO:

Robert D. Burton, Esq.
Winstead PC
401 Congress Avenue, Suite 2100
Austin, Texas 78701
Email: rburton@winstead.com

ATTACHMENT 1

1. Declaration of Covenants, Conditions and Restrictions for Lennon Creek, recorded as Document No. 2022-54907 in the Official Public Records of Denton County, Texas, as the same may be amended from time to time.
2. Lennon Creek Community Manual, recorded as Document No. 2022-58752 in the Official Public Records of Denton County, Texas, as the same may be amended and supplemented from time to time.
3. Lennon Creek Adoption of Working Capital Assessment, recorded as Document No. 2022-117490 in the Official Public Records of Denton County, Texas, as the same may be amended from time to time.
4. Notice of Plat Recordation for Lennon Creek, recorded as Document No. 2022-117553 in the Official Public Records of Denton County, Texas.

ATTACHMENT 1

LENNON CREEK RESIDENTIAL COMMUNITY, INC.
MANAGEMENT CERTIFICATE