

AFTER RECORDING RETURN TO:

Judd Austin
 Henry Oddo Austin & Fletcher
 1717 Main Street #4600
 Dallas, Texas 75201

STATE OF TEXAS §
 §
 COUNTY OF COLLIN §

**PROPERTY OWNERS' ASSOCIATION
 MANAGEMENT CERTIFICATE
 OF LIGHT FARMS HOMEOWNERS ASSOCIATION, INC.**

This MANAGEMENT CERTIFICATE (this "Certificate") is made effective as of December 5, 2025 the Light Farms Homeowners Association Inc. a Texas non-profit corporation (the "Association").

W I T N E S S E T H

WHEREAS, LFC Land Company, LLC., a Texas limited liability company ("Declarant") has previously placed of record that certain Declaration of Covenants, Conditions and Restrictions for Light Farms Homeowners Association, Inc. dated April 27, 2009 (the "Declaration") recorded as Document Number 20090429000503740 in the Real Property Records of Collin County, Texas which Declaration 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 Subdivisions which are subject to the Declaration are attached hereto as Exhibit A.
2. Name of the Association. The name of the Association is Light Farms Homeowners Association, Inc.
3. Recording Data for the Subdivision. Recording data for the Subdivisions are set forth on Exhibit A attached hereto.
4. Recording Data for the Declaration. The recording data for the Declaration is Document Number 20090429000503740 in the Official Public Records of Collin County, Texas. The recording data for amendments to the Declaration is set forth on Exhibit B attached hereto.

5. Mailing Address of the Association and Contact Information for Managing Agent. The current mailing address for the Association is Light Farms Homeowners Association, c/o Insight Association Management, 2400 Lakeside Blvd, Suite 550, Richardson, TX 75082. The Association's managing agent is Insight Association Management 2400 Lakeside Blvd, Suite 550, Richardson, TX 75082, phone number (214) 494-6002, and email address resales@insightam.com.
6. Association Website. The current website for the Association where current versions of the dedicatory instruments are made available is www.lightfarmshoa.com.
7. Description and Fees Associated to Transfer of Title. The amount and description of fees charged relating to a transfer of title for the Association are set forth in Exhibit C.

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, and serves to take the place of all Management Certificates previously filed by the Association.

ASSOCIATION:

Light Farms Homeowners Association, Inc. a Texas non-profit corporation.

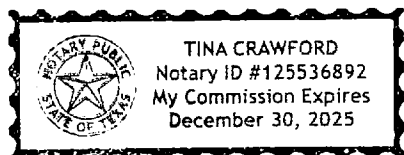
By:

Bruce Crawford, Managing Agent

THE STATE OF TEXAS §
 §
COUNTY OF COLLIN §

This instrument was acknowledged before me on this 5th day of December, 2025, by Bruce Crawford, Insight Association Management, Managing Agent for Light Farms Homeowners Association, Inc., a Texas non-profit corporation, on behalf of such corporation.

Notary Public in and for the State of Texas



Tina Crawford
Notary Public Signature

Exhibit A

[Recording Data for the Subdivision]

Plats of Light Farms Homeowners Association, Inc. recorded in the Map or Plat Records of Collin County

- Homestead Court
Filed in Collin County, Texas
Document No. 20140212010000430
- Light Farms Way
Filed in Collin County, Texas
Document No. 20091116010002880
- Light Farms Phase 1
Filed in Collin County, Texas
Document No. 20130614010001880
- Light Farms Phase 2
Filed in Collin County, Texas
Document No. 20140806010002460
- Light Farms Phase 2B
Filed in Collin County, Texas
Document No. 20140806010002470
- Light Farms Phase 2C
Filed in Collin County, Texas
Document No. 20140807010002500
- Light Farms Phase 4
Filed in Collin County, Texas
Document No. 20150205010000520
- Cypress Creek Extension
Filed in Collin County, Texas
Document No. 20141208010004130
- Cypress & Sage
Filed in Collin County, Texas
Document No. 20150327610001020
- Hawthorne I
Filed in Collin County, Texas
Document No. 20160406010001400

Exhibit A Continued

[Recording Data for the Subdivision]

Plats of Light Farms Homeowners Association, Inc. recorded in the Map or Plat Records of Collin County

- Hazel I
Filed in Collin County, Texas
Document No. 2010420010001530
- Parkview
Filed in Collin County, Texas
Document No. 20160420010001540
- Light Farms Grange III
Filed in Collin County, Texas
Document No. 20160429010001650
- Maydelle I
Filed in Collin County, Texas
Document No. 20140312010000770
- Maydelle II
Filed in Collin County, Texas
Document No. 20160429010001660
- Hawthorne II
Filed in Collin County, Texas
Document No. 20170615010002860
- Hazel II
Filed in Collin County, Texas
Document No. 20170420010001970
- Sage II
Filed in Collin County, Texas
Document No. 20170426010002050
- Eastland I
Filed in Collin County, Texas
Document No. 20161208010005210
- Cypress II
Filed in Collin County, Texas
Document No. 20170426010002040

Exhibit A Continued

[Recording Data for the Subdivision]

Plats of Light Farms Homeowners Association, Inc. recorded in the Map or Plat Records of Collin County

- Eastland II
Filed in Collin County, Texas
Document No. 20170818010004000
- Grange IV
Filed in Collin County, Texas
Document No. 20190515010002180
- Grange IV
Filed in Collin County, Texas
Document No. 20190515010002180
- Regional Park
Filed in Collin County, Texas
Document No. 20180511010002210
- Brenham
Filed in Collin County, Texas
Document No. 20190515010002190
- Sweetwater
Filed in Collin County, Texas
Document No. 20190515010002200
- Grange V
Filed in Collin County, Texas
Document No. 20200110010000150
- Hazel III
Filed in Collin County, Texas
Document No. 20200117010000210
- Graham II
Filed in Collin County, Texas
Document No. 20220218010000660

Exhibit A Continued

[Recording Data for the Subdivision]

Plats of Light Farms Homeowners Association, Inc. recorded in the Map or Plat Records of Collin County

- Laurel I
Bartlett I
Filed in Collin County, Texas
Document No. 20210722010002620
- Laurel I
Filed in Collin County, Texas
Document No. 20220218010000650
- Brenham II
Filed in Collin County, Texas
Document No. 20220408010001400
- Sweetwater II
Filed in Collin County, Texas
Document No. 20070214000210230
- Hazel IV
Filed in Collin County, Texas
Document No. 20210203000234390
- Cypress III
Filed in Collin County, Texas
Document No. 20210203000234390
- Sweetwater II
Filed in Collin County, Texas
Document No. 20210203000234390
- BB Living I
Filed in Collin County, Texas
Document No. 20200804001250910
- Bartlett II
Filed in Collin County, Texas
Document No. 20180606010002610
- Reagan
Filed in Collin County, Texas

Document No. 20211214002515540

Exhibit B

[Recording Data for the Declaration]

Amendments to the Declaration for Light Farms Homeowners Association, Inc. recorded with Collin County

- a. Declaration recorded under Document No. 20090429000503740, Official Public Records of Collin County, Texas.
- b. First Amendment to Declaration recorded under Document No. 20111130001288280, Official Public Records of Collin County, Texas.
- c. Second Amendment to Declaration recorded under Document No. 20120423000464790, Official Public Records of Collin County, Texas.
- d. Third Amendment to Declaration recorded under Document No. 20130425000562430, Official Public Records of Collin County, Texas.
- e. Fourth Amendment to Declaration recorded under Document No. 20130503000608060, Official Public Records of Collin County, Texas.
- f. Bylaws/Certificate of Formation recorded under Document No. 2013052200070090, Official Public Records of Collin County, Texas.
- g. Bylaws/Certificate of Formation (Correction) recorded under Document No. 20130528000726520, Official Public Records of Collin County, Texas.
- h. Declaration of Withdrawal recorded under Document No. 20140321000268240, Official Public Records of Collin County, Texas.
- i. Fifth Amendment to Declaration recorded under Document No. 20141219001380870, Official Public Records of Collin County, Texas.
- j. Policies recorded under Document No. 2014103100194790, Official Public Records of Collin County, Texas.
- k. Fifth Amendment to Declaration recorded under Document No. 20150304000238540, Official Public Records of Collin County, Texas.
- l. First Supplemental Recording of Dedicatory Instruments recorded under Document No. 20150915001172700, Official Public Records of Collin County, Texas.
- m. Second Supplemental Recording of Dedicatory Instruments recorded under Document No. 20160428000508710, Official Public Records of Collin County, Texas.

Exhibit B Continued

[Recording Data for the Declaration]

Amendments to the Declaration for Light Farms Homeowners Association, Inc. recorded with Collin County

- n. Third Supplemental Recording of Dedicatory Instruments recorded under Document No. 20161011001375950, Official Public Records of Collin County, Texas.
- o. Amendment to Declaration (Day School Property) recorded under Document No. 20160629000821340, Official Public Records of Collin County, Texas.
- p. Declaration of Withdrawal recorded under Document No. 20170802001026290, Official Public Records of Collin County, Texas.
- q. Sixth Amendment to Declaration recorded under Document No. 20170919001254350, Official Public Records of Collin County, Texas.
- r. Fourth Supplemental Recording of Dedicatory Instruments recorded under Document No. 20170627000834840, Official Public Records of Collin County, Texas.
- s. Fifth Supplemental Recording of Dedicatory Instruments recorded under Document No. 2019021000183880, Official Public Records of Collin County, Texas.
- t. Sixth Supplemental Recording of Dedicatory Instruments recorded under Document No. 20190425000449540, Official Public Records of Collin County, Texas.
- u. Seventh Supplemental Recording of Dedicatory Instruments recorded under Document No. 20200624000959360, Official Public Records of Collin County, Texas.
- v. Seventh Amendment to Declaration recorded under Document No. 20200630001001430, Official Public Records of Collin County, Texas.
- w. Seventh Amendment to Declaration recorded under Document No. 20200803001239860, Official Public Records of Collin County, Texas.
- x. Eighth Supplemental Recording of Dedicatory Instruments recorded under Document No. 20200625000968870, Official Public Records of Collin County, Texas.
- y. Ninth Supplemental Recording of Dedicatory Instruments recorded under Document No. 20201029001902450, Official Public Records of Collin County, Texas.
- z. Tenth Supplemental Recording of Dedicatory Instruments (Amended/Restated Design Guidelines) recorded under Document No. 20210727001514570, Official Public Records of Collin County, Texas.

Exhibit B Continued

[Recording Data for the Declaration]

Amendments to the Declaration for Light Farms Homeowners Association, Inc. recorded with Collin County

- aa. Declaration of Withdrawal recorded under Document No. 20210126000165170, Official Public Records of Collin County, Texas.
- bb. Declaration of Withdrawal recorded under Document No. 20210408000714580, Official Public Records of Collin County, Texas.
- cc. Declaration of Withdrawal recorded under Document No. 20220000737478, Official Public Records of Collin County, Texas.
- dd. Declaration of Withdrawal recorded under Document No. 2022000078290, Official Public Records of Collin County, Texas.
- ee. Declaration of Withdrawal recorded under Document No. 2022-2022000118034, Official Public Records of Collin County, Texas.
- ff. Seventeenth Supplemental Recording of Dedicatory Instruments recorded under Document No. 2025-2025000025096, Official Public Records of Collin County, Texas.
- gg. 2025 Amendment recorded under Document No. 2025-2025000025143, Official Public Records of Collin County, Texas.
- hh. Eighteenth Supplemental Recording of Dedicatory Instruments recorded under Document No. 2025000029228 in the Official Public Records of Collin County, Texas.
- ii. Nineteenth Supplemental Recording of Dedicatory Instruments recorded under instrument No. 2025000036568 in the Official Public Records of Collin County, Texas.

Exhibit C

[Description and Fees Associated to Transfer of Title]

Management Fees

1. Premier Resale Disclosure Bundle (TREC Form, Statement of Account, and Association Documents).....\$450.00
2. Resale Disclosure (TREC Form) and Association Documents.....\$375.00
3. Resale Disclosure Update..... \$75.00
4. Transfer Fee..... \$250.00
5. 5 Day Rush Fee..... \$75.00
6. 3 Day Rush Fee.....\$100.00
7. 1 Day Expedited Rush Fee.....\$200.00
8. Custom Questionnaires.....\$165.00
9. Association Questionnaires.....\$125.00

Association Fees

1. Acquisition Fee.....\$100.00
2. Community Enhancement Assessment.....0.05% of gross sale
price of the home

**Collin County
Honorable Stacey Kemp
Collin County Clerk**

Instrument Number: 2025000158291

eRecording - Real Property

CERTIFICATE

Recorded On: December 09, 2025 07:58 AM

Number of Pages: 12

" Examined and Charged as Follows: "

Total Recording: \$65.00

******* 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: 2025000158291
Receipt Number: 20251208000902
Recorded Date/Time: December 09, 2025 07:58 AM
User: Christopher J
Station: cck055

Record and Return To:

CSC



**STATE OF TEXAS
COUNTY OF COLLIN**

**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 Public Records of Collin County, Texas.**

Honorable Stacey Kemp
Collin County Clerk
Collin County, TX