

**Denton County
Juli Luke
County Clerk**

Instrument Number: 79519

ERecordings-RP

CERTIFICATE

Recorded On: July 07, 2026 11:36 AM

Number of Pages: 4

" Examined and Charged as Follows: "

Total Recording: \$37.00

******* 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: 79519
Receipt Number: 20260707000282
Recorded Date/Time: July 07, 2026 11:36 AM
User: Kariann K
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
AGAVE RANCH RESIDENTIAL COMMUNITY, INC.**

The undersigned, being an officer of Agave 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: Agave Ranch.
2. The name of the Association: Agave Ranch Residential Community, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: All that certain real property situated in Denton County, Texas, made subject to that certain Declaration of Covenants, Conditions and Restrictions for Agave Ranch, recorded under Document No. 2026-79356, Official Public Records of Denton County, Texas, 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: Agave Ranch Residential Community, Inc., c/o Legacy Southwest Property Management, LLC, Attn: Danielle Lascalere, 5600 Tennyson Pkwy., Ste. 270, Plano, TX 75024.
6. The name, mailing address, telephone number, and email address of the person managing the Association:

Name:	Agave Ranch Residential Community, Inc., c/o Legacy Southwest Property Management, LLC
Mailing Address:	5600 Tennyson Pkwy., Ste. 270 Plano, TX 75024
Attn.:	Danielle Lascalere
Telephone Number:	214-705-1615
Email Address:	danielle@legacysouthwestpm.com

7. Website to access the Association’s dedicatory instruments: 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 - \$500.00

Transfer Fee - \$150.00

Resale Certificate Fee - \$375.00

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.

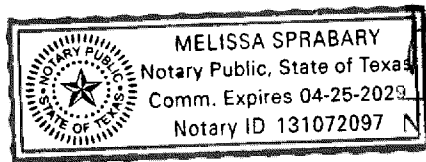
AGAVE RANCH RESIDENTIAL COMMUNITY, INC.,
a Texas nonprofit corporation

By: [Signature]
Name: TERAH PAUL
Title: VICE PRESIDENT

STATE OF Texas §
COUNTY OF Dallas §

This instrument was acknowledged before me on the 30 day of June, 2026,
by Terah Paul, as VP of Agave Ranch
Residential Community, Inc., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

[SEAL]



[Signature]
Notary Public Signature

AFTER RECORDING RETURN TO:
ROBERT D. BURTON, ESQ.
MARK D. GROBMYER, ESQ.
WINSTEAD PC
600 W. 5TH STREET, SUITE 900
AUSTIN, TX 78701
EMAIL: RBURTON@WINSTEAD.COM
MGROBMYER@WINSTEAD.COM

ATTACHMENT 1

1. Declaration of Covenants, Conditions and Restrictions for Agave Ranch, recorded as Document No. 2026-79356, Official Public Records of Denton County, Texas.
2. Agave Ranch Community Manual, recorded as Document No. 2026-79387, Official Public Records of Denton County, Texas.
3. Agave Ranch Adoption of Working Capital Assessment, recorded as Document No. 2026-79386, Official Public Records of Denton County, Texas.
4. Agave Ranch Design Guidelines, recorded as Document No. 2026-79388, Official Public Records of Denton County, Texas.

ATTACHMENT 1

AGAVE RANCH RESIDENTIAL COMMUNITY, INC.
MANAGEMENT CERTIFICATE