

**Denton County
Juli Luke
County Clerk**

Instrument Number: 23714

ERecordings-RP

MISCELLANEOUS

Recorded On: March 07, 2025 04:06 PM

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: 23714
Receipt Number: 20250307000554
Recorded Date/Time: March 07, 2025 04:06 PM
User: William D
Station: Station 8

Record and Return To:

Corporation Service Company



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

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 DENTON §

**PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE
FOR
TOWNHOMES AT NORTHPOINTE
NEIGHBORHOOD ASSOCIATION III, INC.**

This PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE ("*Certificate*") is made on behalf of TOWNHOMES AT NORTHPOINTE NEIGHBORHOOD ASSOCIATION III, INC., a Texas non-profit corporation ("*Association*").

WHEREAS, Bright Realty, LLC, a Texas limited liability company, as the Declarant, executed and previously placed of record that certain Declaration of Covenants, Conditions and Restrictions for Townhomes at Northpointe Neighborhood Association III, Inc. on February 22, 2024, as Instrument No. 2024-17673 in the Official Public Records of Denton 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 Castle Hills Windhaven Parkway and Josey Lane a/k/a Northpointe Neighborhood III.
2. **Name and Mailing Address of the Association.** The name of the Association is Townhomes at Northpointe Neighborhood Association III, 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 Castle Hills Windhaven Parkway and Josey Lane /k/a Northpointe Neighborhood III, a subdivision in Denton County, Texas, is recorded as Instrument No. 2022-236 in the Official Public Records of Denton County, Texas, including all amendments thereof and supplements thereto.

4. **Recording Data for the Declaration.** The recording data for the Declaration was recorded under Instrument No. 2024-17673 along with any and all amendments and supplements recorded in the Official Public Records of Denton 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 generaloffice@legacysouthwestpm.com.

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

7. **Fees Due Upon Property Transfer.** Fees charged relating to a property transfer are:

Townhomes at Northpointe Neighborhood Association III, Inc.	
Type of Property Transfer	Dollar Amount
Working Capital Assessment	The amount equal to one (1) month of Regular Assessments
Transfer Fee	\$250.00
Castle Hills Residential Association	
Type of Property Transfer	Dollar Amount
Working Capital Assessment	\$100.00
Transfer Fee	\$250.00
Estoppel Fee	\$350.00
Castle Hills School Foundation, Inc.	
Type of Property Transfer	Dollar Amount
Assessment	One-half of one percent (.50%) of the sales price

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 generaloffice@legacysouthwestpm.com.

[SIGNATURE PAGE TO IMMEDIATELY FOLLOW]

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:

**TOWNHOMES AT NORTHPOINTE
NEIGHBORHOOD ASSOCIATION III, INC.,
a Texas non-profit corporation**

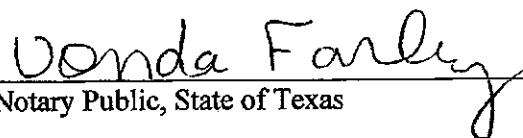
By: Legacy Southwest Property
Management, LLC
Its: Managing Agent

By: 
Danielle Lascalere, Community Manager

STATE OF TEXAS §
 §
COUNTY OF COLLIN §

This instrument was acknowledged before me on the 7 day of March, 2025, by Danielle Lascalere, Community Manager with Legacy Southwest Property Management, LLC, the Managing Agent of Townhomes at Northpointe Neighborhood Association III, Inc., a Texas non-profit corporation.




Notary Public, State of Texas