

Denton County
Juli Luke
County Clerk

Instrument Number: 107035

ERecordings-RP

CERTIFICATE

Recorded On: October 02, 2024 12:43 PM

Number of Pages: 5

" Examined and Charged as Follows: "

Total Recording: \$41.00

***** 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: 107035
Receipt Number: 20241002000357
Recorded Date/Time: October 02, 2024 12:43 PM
User: Michael T
Station: Station 34

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
HIGHPOINTE RANCH RESIDENTIAL COMMUNITY, INC.**

The undersigned, being an officer of Highpointe 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: Highpointe Ranch.
2. The name of the Association: Highpointe Ranch Residential Community, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: All that certain real property located in Denton County, Texas, made subject to that certain Declaration of Covenants, Conditions and Restrictions for Highpointe Ranch, recorded under Document No. 2024-4710 ___ 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 thereto: See Attachment 1 to this Management Certificate.
5. The name and mailing address of the Association: Highpointe Ranch Residential Community, Inc., c/o Legacy Southwest Property Management, 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:	Highpointe Ranch Residential Community, Inc. c/o Legacy Southwest Property Management
Mailing Address:	8668 John Hickman Parkway, #801, Frisco, TX 75034
Attn:	Property Manager
Telephone Number:	214-705-1615
Email Address:	ryan@legacysouthwestpm.com

7. Website to access the Association's dedicatory instruments:
www.highpointeranchhoa.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:	\$600
Transfer Fee:	\$150
Resale Certificate Fee	\$250

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.

**HIGHPOINTE RANCH RESIDENTIAL COMMUNITY,
INC.,** a Texas nonprofit corporation

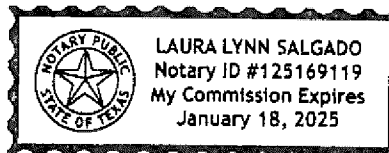
By: Annie Hepner
Printed Name: Annie Hepner
Title: President

STATE OF TEXAS §
 §
COUNTY OF Dallas §

This instrument was acknowledged before me on the 1st day of October,
2024, Annie Hepner, the President of HIGHPOINTE RANCH RESIDENTIAL COMMUNITY,
INC., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

(SEAL)

[Signature]
Notary Public Signature



AFTER RECORDING RETURN TO:

Kristi E. Stotts, Esq.
Winstead PC
401 Congress Avenue, Suite 2100
Austin, Texas 78701
Email: kstotts@winstead.com

ATTACHMENT 1

1. Declaration of Covenants, Conditions and Restrictions for Highpointe Ranch, recorded under Document No. 2024-4710, Official Public Records of Denton County, Texas, as the same may be amended from time to time.
2. Highpointe Ranch Community Manual, recorded under Document No. 2024-47164, Official Public Records of Denton County, Texas, as the same may be amended and supplemented from time to time.
3. Highpointe Ranch Adoption of Working Capital Assessment, recorded under Document No. 2024-106998, Official Public Records of Denton County, Texas.

ATTACHMENT 1

HIGHPOINTE RANCH RESIDENTIAL COMMUNITY, INC.
MANAGEMENT CERTIFICATE