

**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 COLLIN     §

**PROPERTY OWNERS' ASSOCIATION  
MANAGEMENT CERTIFICATE  
FOR  
PRINCETON HEIGHTS  
HOMEOWNERS ASSOCIATION, INC.**

This PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE ("*Certificate*") is made on behalf of PRINCETON HEIGHTS HOMEOWNERS ASSOCIATION, INC., a Texas non-profit corporation ("*Association*").

**WHEREAS**, LGI Homes – Texas, LLC, a Texas limited liability company, as the Declarant, executed and previously placed of record that certain Amended and Restated Declaration of Covenants, Conditions and Restrictions for Princeton Heights on September 15, 2022, under Instrument No. 2022-000139592 in the Official Public Records of Collin County, Texas ("*Declaration*")<sup>1</sup> 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 Princeton Heights, Phase 2.
2.     **Name and Mailing Address of the Association.** The name of the Association is Princeton Heights Homeowners Association, 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 Princeton Heights, an addition to the City of Princeton, Collin County, Texas, is recorded as Instrument No. 2022-

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<sup>1</sup> The initial Declaration of Covenants, Conditions and Restrictions for Princeton Heights was recorded under Instrument No. 20210521001033940 in the Official Public Records of Collin County, Texas.

010000430 (Phase 2) in the Official Public Records of Collin 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. 2022-000139592 along with any and all amendments and supplements recorded in the Official Public Records of Collin 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 [propertymanagement@princetonheightshoa.com](mailto:propertymanagement@princetonheightshoa.com).

6. **Website.** The Association's website may be found at [www.princetonheightshoa.com](http://www.princetonheightshoa.com).

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

Types of Property Transfer	Dollar Amount
Annual Assessment	\$432.00
Capitalization Fee	\$500.00
Resale Certificate Fee	\$350.00
Transfer Fee	\$150.00

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/](http://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 [propertymanagement@princetonheightshoa.com](mailto:propertymanagement@princetonheightshoa.com).

**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:**

**PRINCETON HEIGHTS  
HOMEOWNERS ASSOCIATION, 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 13 day of February, 2024, by Danielle Lascalere, Community Manager with Legacy Southwest Property Management, LLC, the Managing Agent of Princeton Heights Homeowners Association, Inc., a Texas non-profit corporation.



Vonda Farley  
Notary Public, State of Texas

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

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**Instrument Number:** 2024000016261

eRecording - Real Property

HOMEOWNERS ASSOC DOCS

Recorded On: February 13, 2024 02:28 PM

Number of Pages: 4

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**" Examined and Charged as Follows: "**

Total Recording: \$33.00

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\*\*\*\*\* 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: 2024000016261

Receipt Number: 20240213000370

Recorded Date/Time: February 13, 2024 02:28 PM

User: Kristen M

Station: Workstation cck036

**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

