

**Grayson County
Deana Patterson
County Clerk
Sherman, TX 75090**

Instrument Number: 2025 - 14560

ERecordings-RP

Recorded On: June 09, 2025 11:01 AM

Number of Pages: 5

" Examined and Charged as Follows: "

Total Recording: \$27.00

******* THIS PAGE IS PART OF THE INSTRUMENT *******

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File Information:

Document Number: 14560
Receipt Number: 20250609000051
Recorded Date/Time: June 09, 2025 11:01 AM
User: Maria J
Station: JAIMESM-CC18

Record and Return To:

Simplifile
100 W. Houston Ste. 17

Sherman TX 75090



**STATE OF TEXAS
COUNTY OF GRAYSON**

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 Grayson County, Texas.

Deana Patterson
County Clerk
Grayson County, TX

**MANAGEMENT CERTIFICATE
OF
TRAVIS HEIGHTS RESIDENTIAL COMMUNITY, INC.**

The undersigned, being an officer or managing agent of Travis Heights 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: Travis Heights.
2. The name of the Association: Travis Heights Residential Community, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: All that certain real property located in Grayson County, Texas, made subject to that certain Declaration of Covenants, Conditions and Restrictions for Travis Heights, recorded under Document No. 2025-9179, in the Official Public Records of Grayson 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: Travis Heights Residential Community, Inc., c/o Legacy Southwest Property Management, LLC, 5600 Tennyson Parkway, Suite 270, Plano, Texas 75024.
6. The name, mailing address, telephone number, and email address of the person managing the Association:

Name:	Travis Heights Residential Community, Inc. c/o Legacy Southwest Property Management, LLC
Mailing Address:	5600 Tennyson Parkway, Suite 270 Plano, Texas 75024
Attn:	Danielle Lascalere
Telephone Number:	214-705-1615
Email Address:	<u>Danielle@legacysouthwestpm.com</u>

7. Website to access the Association’s dedicatory instruments:
www.travisheightshoa.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	-	\$230.00
Transfer Fee	-	\$150.00
Resale Certificate Fee:	-	\$375.00 - \$475.00

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.

**TRAVIS HEIGHTS RESIDENTIAL COMMUNITY,
INC.,**
a Texas nonprofit corporation

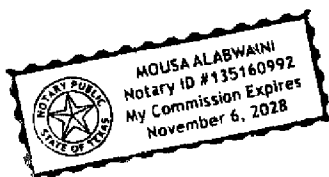
By: Annie Hepner
Printed Name: Annie Hepner
Title: President

STATE OF TEXAS §
 §
COUNTY OF Dallas §

This instrument was acknowledged before me on the 5th day of June,
2025, by Annie Hepner, President of Travis Heights Residential Community, Inc., a Texas
nonprofit corporation, on behalf of said nonprofit corporation.

(SEAL)

M. Alabwaini
Notary Public Signature



AFTER RECORDING RETURN TO:

Kristi E. Stotts, Esq.
Winstead PC
600 W. 5th Street, Suite 900
Austin, TX 78701
Email: kstotts@winstead.com

ATTACHMENT 1

1. Declaration of Covenants, Conditions and Restrictions for Travis Heights, recorded under Document No. 2025-9179, in the Official Public Records of Grayson County, Texas, as the same may be amended from time to time.
2. Travis Heights Community Manual, recorded under Document No. 2025-9198, in the Official Public Records of Grayson County, Texas, as the same may be amended and/or supplemented from time to time.
3. Travis Heights Adoption of Working Capital Assessment, recorded under Document No. 2025-14552, in the Official Public Records of Grayson County, Texas.

*This Management Certificate does not purport to identify every publicly recorded document affecting the Subdivision, or to report every piece of information pertinent to the Subdivision. Rather, the purpose of this Management Certificate is to provide information sufficient for a title company or others to correctly identify the Subdivision and to contact the Association. No person should rely on this Management Certificate for anything other than instructions for identifying and contacting the Association.

ATTACHMENT 1

TRAVIS HEIGHTS RESIDENTIAL COMMUNITY, INC.,
MANAGEMENT CERTIFICATE