

**MANAGEMENT CERTIFICATE
OF
PRAIRIE VIEW RESIDENTIAL COMMUNITY, INC.**

The undersigned, being an officer of Prairie View 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: Prairie View.
2. The name of the Association: Prairie View Residential Community, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: All that certain real property located in Ellis County, Texas, made subject to that certain Declaration of Covenants, Conditions and Restrictions for Prairie View, recorded under Document No. 2406772 in the Official Public Records of Ellis 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: Prairie View Residential Community, Inc., c/o Legacy Southwest Property Management, LLC, 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:	Prairie View Residential Community, Inc. c/o Legacy Southwest Property Management, LLC
Mailing Address:	8668 John Hickman Parkway, #801, Frisco, TX 75034
Attn:	Property Manager
Telephone Number:	214-705-1615
Email Address:	Danielle@legacysouthwestpm.com

7. Website to access the Association’s dedicatory instruments:
www.prairieviewtxhoa.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 – one-half (1/2) of the annual Regular Assessments

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.

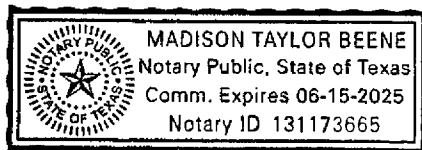
PRAIRIE VIEW RESIDENTIAL COMMUNITY, INC.,
a Texas nonprofit corporation

By: Sandra Lee
Printed Name: Sandra Lee
Title: President

STATE OF TEXAS §
 §
COUNTY OF Dallas §

This instrument was acknowledged before me on the 3 day of January, 2024, Sandra Lee, the President of PRAIRIE VIEW 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 Prairie View, recorded under Document No. 2406772, Official Public Records of Ellis County, Texas, as the same may be amended from time to time.
2. Prairie View Community Manual, recorded under Document No. 2407187, Official Public Records of Ellis County, Texas, as the same may be amended and supplemented from time to time.
3. Prairie View Adoption of Working Capital Assessment, recorded under Document No. 2406802, Official Public Records of Ellis County, Texas.
4. Prairie View Notice of Plat Recordation [Phase 1A], recorded under Document No. 2406805, Official Public Records of Ellis County, Texas.
5. Prairie View Notice of Designation of Common Area [Perimeter Improvements] [Phase 1A], recorded under Document No. 2406803, Official Public Records of Ellis County, Texas

STATE OF TEXAS COUNTY OF ELLIS
I hereby certify this instrument was filed on the date
and time stamped hereon and was duly recorded in
the records of Ellis County, Texas as stamped hereon.
COUNTY CLERK, ELLIS COUNTY, TEXAS



Hughes Valley

FILED FOR RECORD - ELLIS COUNTY, TEXAS
INST NO. 2407428 on March 14, 2024 at 10:14 AM

ATTACHMENT 1

PRAIRIE VIEW RESIDENTIAL COMMUNITY, INC.
MANAGEMENT CERTIFICATE