

**AMENDED AND RESTATED MANAGEMENT CERTIFICATE  
OF  
PRAIRIE VIEW RESIDENTIAL COMMUNITY, INC.**

The undersigned, being an officer or managing agent 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:

THIS MANAGEMENT CERTIFICATE AMENDS AND RESTATES IN ITS ENTIRETY ALL PREVIOUSLY RECORDED MANAGEMENT CERTIFICATES FOR PRAIRIE VIEW RESIDENTIAL COMMUNITY, INC., INCLUDING, BUT NOT LIMITED, TO THAT CERTAIN MANAGEMENT CERTIFICATE RECORDED UNDER DOCUMENT NO. 2407428, OFFICIAL PUBLIC RECORDS OF ELLIS COUNTY, TEXAS.

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, 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:	Prairie View Residential Community, Inc. c/o Legacy Southwest Property Management, LLC
Mailing Address:	5600 Tennyson Parkway, Suite 270, Plano, TX 75024
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](http://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: \_\_\_\_\_

Printed Name: McGregor Bailey

Title: Director

STATE OF TEXAS

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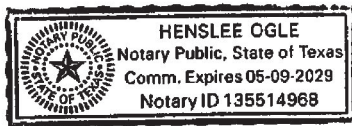
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COUNTY OF Dallas

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This instrument was acknowledged before me on the 6<sup>th</sup> day of August, 2025,  
by McGregor Bailey, Director of PRAIRIE VIEW RESIDENTIAL COMMUNITY, INC., a Texas  
nonprofit corporation, on behalf of said nonprofit corporation.

(SEAL)



\_\_\_\_\_  
Notary Public Signature

**AFTER RECORDING RETURN TO:**

Kristi E. Stotts, Esq.

Winstead PC

600 W. 5th Street, Suite 900

Austin, Texas 78701

Email: [kstotts@winstead.com](mailto: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.
  - a. First Amendment to Declaration of Covenants, Conditions and Restrictions for Prairie View, recorded under Document No. 2440289, Official Public Records of Ellis County, Texas.
  - b. Second Amendment to Declaration of Covenants, Conditions and Restrictions for Prairie View, recorded under Document No. 2502473, Official Public Records of Ellis County, Texas.
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
6. Memorandum of Agreement Regarding Governance for Prairie View, recorded under Document No. 2407184, Official Public Records of Ellis County, Texas.

**ATTACHMENT 1**

PRAIRIE VIEW RESIDENTIAL COMMUNITY, INC.  
AMENDED AND RESTATED MANAGEMENT CERTIFICATE

4872-2057-2660v.2 54969-106

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



*Hubert Valdez*