

**Kaufman County
Laura Hughes
County Clerk**

Instrument Number: 2024-0008573

Billable Pages: 3
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FILED AND RECORDED – REAL RECORDS	CLERKS COMMENTS
On: 03/27/2024 at 09:11 AM Document Number: <u>2024-0008573</u> Receipt No: <u>24-7950</u> Amount: \$ <u>33.00</u> Vol/Pg: <u>V:8435 P:15</u>	E-RECORDING



**STATE OF TEXAS
COUNTY OF KAUFMAN**

I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the Official Public Records of Kaufman County, Texas.

Laura A. Hughes

Laura Hughes, County Clerk

Recorded By: Leslie De La Rosa, Deputy

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.

Record and Return To:

HENRY ODDO AUSTIN & FLETCHER, P.C.
1717 MAIN STREET, SUITE 4600
DALLAS, TX 75201



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 KAUFMAN §

**PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE
FOR
KINGSBOROUGH KAUFMAN
HOMEOWNERS ASSOCIATION, INC.**

This PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE ("*Certificate*") is made on behalf of KINGSBOROUGH KAUFMAN 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 Declaration of Covenants, Conditions and Restrictions for Kingsborough on January 9, 2024, under Instrument No. 2024-0000846 in the Official Public Records of Kaufman County, Texas ("*Declaration*") 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 Kingsborough.
- 2. **Name and Mailing Address of the Association.** The name of the Association is Kingsborough Kaufman 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 Kingsborough, an addition to the City of Talty, Kaufman County, Texas, is recorded as Instrument No. 2023-0035368 (Phase 1A) in the Official Public Records of Kaufman 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. 2024-0000846, along with any and all amendments and supplements recorded in the Official Public Records of Kaufman 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 Propertymanager@kingsboroughtxhoa.com.

6. **Website.** The Association's website may be found at www.kingsboroughtxhoa.com.

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

Type of Property Transfer	Dollar Amount
Resale Certificate	\$375.00-\$475.00
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/. 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 Propertymanager@kingsboroughtxhoa.com.

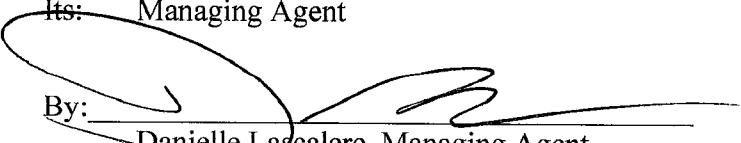
IN WITNESS WHEREOF, the undersigned has caused this Certificate to be executed on behalf of the Association in compliance with Section 209.004 of the Texas Property Code. This Certificate shall serve to take the place of all Management Certificates previously filed on behalf of the Association.

ASSOCIATION:

**KINGSBOROUGH KAUFMAN
HOMEOWNERS ASSOCIATION, INC.,
a Texas non-profit corporation**

By: Legacy Southwest Property
Management, LLC

Its: Managing Agent

By: 
Danielle Lascalere, Managing Agent

STATE OF TEXAS §
 §
COUNTY OF COLLIN §

This instrument was acknowledged before me on the 26 day of March, 2024, by Danielle Lascalere, Community Manager with Legacy Southwest Property Management, LLC, the Managing Agent of Kingsborough Kaufman Homeowners Association, Inc., a Texas non-profit corporation.



Vonda Farley
Notary Public, State of Texas