

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
BRETTON WOODS RESIDENTIAL COMMUNITY, INC.**

This PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE (this "*Certificate*") is made on behalf of BRETTON WOODS RESIDENTIAL COMMUNITY, INC., a Texas non-profit corporation ("*Association*").

W I T N E S S E T H :

WHEREAS, Lennar Homes of Texas Land and Construction, LTD, a Texas Limited Partnership, as Declarant, executed and previously placed of record that certain Declaration of Covenants, Conditions and Restrictions for Bretton Woods, dated to effective March 10, 2016, and recorded under Clerk's File Number 20160310000284870 of the Official Public Records of Collin 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 Bretton Woods Phase 1 and Phase 2.

2. **Name and Mailing Address of the Association.** The name of the Association is Bretton Woods Residential Community, Inc., and its mailing address is c/o Legacy Southwest Property Management, LLC ("*Legacy Southwest PM*"), 5600 Tennyson Pkwy. Ste 270, Plano, Texas 75024.

3. **Recording Data for the Subdivision.** The recording data for Bretton Woods, an addition to the City of Frisco, Collin County, Texas, is as follows: (i) Instrument No. 20160115010000190 and 20170810010003850 recorded in the Official Public Records of Collin County, Texas, including replats thereto.

4. **Recording Data for the Declaration.** The recording data for the Declaration was recorded under Instrument No. 20160310000284870, 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, 5600 Tennyson Pkwy. Ste 270, Plano, Texas 75024, telephone number is (214) 705-1615, and e-mail address is propertymanagement@brettonwoodstxhoa.com.

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

7. **Fees Due Upon Property Transfer.** Fees charged relating to a property transfer are: (i) \$150.00 - Transfer Fee; (ii) \$375.00 - Resale Certificate Fee; and (iii) \$500.00 Working Capital Assessment.

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 <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 5600 Tennyson Pkwy. Ste 270, Plano, Texas 75024 or by e-mail at propertymanagement@brettonwoodstxhoa.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.

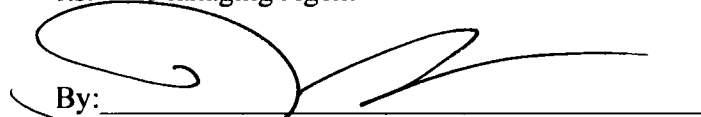
[SIGNATURE PAGE TO FOLLOW]

ASSOCIATION:

**BRETTON WOODS
RESIDENTIAL COMMUNITY, INC.
a Texas non-profit corporation**

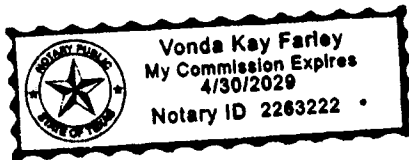
By: Legacy Southwest Property
Management, LLC

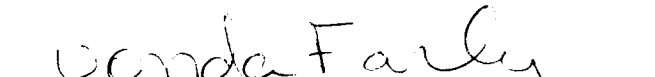
Its: Managing Agent

By: 
Danielle Lascalere, President

STATE OF TEXAS §
 §
COUNTY OF COLLIN §

This instrument was acknowledged before me on the 16 day of December, 2025,
by Danielle Lascalere, President of Legacy Southwest Property Management, LLC, the Managing
Agent of Bretton Woods Residential Community, Inc., a Texas non-profit corporation.




Notary Public, State of Texas

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

Instrument Number: 2025000163173

eRecording - Real Property

HOMEOWNERS ASSOC DOCS

Recorded On: December 17, 2025 03:38 PM

Number of Pages: 4

" Examined and Charged as Follows: "

Total Recording: \$33.00

***** 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: 2025000163173
Receipt Number: 20251217000497
Recorded Date/Time: December 17, 2025 03:38 PM
User: Deborah H
Station: Workstation cck028

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