

Denton County
Juli Luke
County Clerk

Instrument Number: 47540

ERecordings-RP

CERTIFICATE

Recorded On: April 27, 2026 11:13 AM

Number of Pages: 5

" Examined and Charged as Follows: "

Total Recording: \$41.00

***** 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: 47540
Receipt Number: 20260427000313
Recorded Date/Time: April 27, 2026 11:13 AM
User: Debbie D
Station: Station 22

Record and Return To:

Simplifile



STATE OF TEXAS
COUNTY OF DENTON

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 Denton County, Texas.

Juli Luke
County Clerk
Denton County, TX

**MANAGEMENT CERTIFICATE
OF
PALOMINO RESIDENTIAL COMMUNITY, INC.**

The undersigned, being an officer or managing agent of Palomino 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: Palomino.
2. The name of the Association: Palomino Residential Community, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: All that certain real property located in Denton County, Texas, made subject to that certain Declaration of Covenants, Conditions and Restrictions for Palomino, recorded as Document No. 2026-33839, in the Official Public Records of Denton 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.

The name and mailing address of the Association: Palomino Residential Community, Inc., c/o Legacy Southwest Property Management, 5600 Tennyson Parkway, Suite 120, Plano, Texas 75024.

5. The name, mailing address, telephone number, and email address of the person managing the Association:

Name: Palomino Residential Community, Inc.
c/o Legacy Southwest Property Management
Mailing Address: 5600 Tennyson Parkway, Suite 120, Plano, TX 75014
Attn: Community Manager
Telephone Number: 214-705-1615
Email Address: propertymanagement@Palominohoa.com

Website to access the Association’s dedicatory instruments:
www.palominohoa.com

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 Assessment for the year in which the lot was conveyed

Transfer Fee - \$375.00 - \$475.00

Resale Certificate Fee - \$150.00

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.

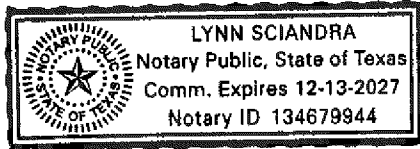
PALOMINO RESIDENTIAL COMMUNITY, INC.,
a Texas nonprofit corporation

By: *Grant Byers*
Name: Grant Byers
Title: President

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

This instrument was acknowledged before me on the 20 day of April, 2026, by Grant Byers, President of Palomino Residential Community, Inc., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

(SEAL)



Lynn Sciandra
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

ATTACHMENT 1

1. Declaration of Covenants, Conditions and Restrictions for Palomino, recorded as Document No. 2026-33839, in the Official Public Records of Denton County, Texas, as the same may be amended from time to time.
2. Palomino Community Manual, recorded as Document No. 2026-34008, in the Official Public Records of Denton County, Texas, as the same may be amended and supplemented from time to time.
3. Palomino Adoption of Working Capital Assessment, recorded as Document No. 2026-47476, in the Official Public Records of Denton County, Texas.

ATTACHMENT 1

PALOMINO RESIDENTIAL COMMUNITY, INC.
MANAGEMENT CERTIFICATE