

Kaufman County
Laura Hughes
County Clerk

Instrument Number: 2024-0004844

Billable Pages: 4
Number of Pages: 5

FILED AND RECORDED – REAL RECORDS	CLERKS COMMENTS
<p>On: 02/22/2024 at 09:01 AM</p> <p>Document Number: <u>2024-0004844</u></p> <p>Receipt No: <u>24-4581</u></p> <p>Amount: \$ <u>37.00</u></p> <p>Vol/Pg: <u>V:8393 P:264</u></p>	<p>E-RECORDING</p>



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: Reece Collier, 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:

WINSTEAD PC - AUSTIN
401 CONGRESS AVENUE, SUITE 21
AUSTIN, TX 78701



**THIRD AMENDED AND RESTATED MANAGEMENT CERTIFICATE
OF
EASTLAND RESIDENTIAL COMMUNITY, INC.**

The undersigned, being an officer of Eastland 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 DOCUMENT AMENDS, RESTATES AND REPLACES ALL PREVIOUSLY RECORDED MANAGEMENT CERTIFICATES OF EASTLAND RESIDENTIAL COMMUNITY, INC., INCLUDING BUT NOT LIMITED TO THOSE RECORDED UNDER DOCUMENT NOS. 2023-0003140, 2023-0032557, 2023-0033057 AND 2024-0001568, OFFICIAL PUBLIC RECORDS OF KAUFMAN COUNTY, TEXAS.

1. The name of the subdivision: Eastland.
2. The name of the Association: Eastland Residential Community, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: That certain real property in Kaufman County, Texas, made subject to that certain Eastland Master Covenant [Residential] recorded as Document No. 2023-0003113 in the Official Public Records of Kaufman County, Texas, as the same may be amended from time to time (the "**Covenant**"), by the recording of one or more Notices of Applicability pursuant to *Section 9.5* of the Covenant.
4. The recording data for the Covenant and any amendments to the Covenant: See Attachment 1 to this Management Certificate.
5. The name and mailing address of the Association: Eastland Residential Community, Inc., c/o Legacy Southwest Property Management, 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:	Eastland Residential Community, Inc., c/o Legacy Southwest Property Management
Attn:	Ivori Moore
Mailing Address:	8668 John Hickman Parkway, #801, Frisco, TX 75034
Telephone Number:	214-705-1615 ext. 8
Email Address:	propertymanagement@eastlandtxhoa.com
7. Website to access the Association's dedicatory instruments:
www.eastlandtxhoa.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 the amount of annual Regular Assessments for the year in which Lot is conveyed

Transfer Fee - \$150.00

Resale Certificate Fee:

- \$250.00 - \$350.00 (Developer to Homebuilder)
- \$350.00 - \$450.00 (Homebuilder to Owner)
- \$350.00 - \$450.00 (Owner to Owner)

Refinance Certificates, PUD forms, lender questionnaires or other related forms:
\$25.00 - \$100.00, , depending upon the type of form

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.

EASTLAND RESIDENTIAL COMMUNITY, INC., a
Texas nonprofit corporation

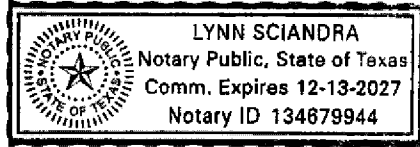
By: Annie Hepner
Name: Annie Hepner
Title: President

THE STATE OF TEXAS §
 §
COUNTY OF Dallas §

This instrument was acknowledged before me on 13 day of February, 2024, by Annie Hepner, President of Eastland 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
401 CONGRESS AVE., SUITE 2100
AUSTIN, TEXAS 78701
EMAIL: KSTOTTS@WINSTEAD.COM

ATTACHMENT 1

1. Declaration of Covenants, Conditions and Restrictions Relating to the Kingsborough Education Foundation, Inc., recorded in Volume 2475, Page 190, Official Public Records of Kaufman County, Texas.
 - a. First Amendment to Declaration of Covenants, Conditions and Restrictions Relating to the Kingsborough Education Foundation, Inc., recorded under Document No. 2008-00011006, Official Public Records of Kaufman County, Texas.
 - b. Second Amendment to Declaration of Covenants, Conditions and Restrictions Relating to the Kingsborough Education Foundation, Inc., recorded under Document No. 2014-0013268, Official Public Records of Kaufman County, Texas.
2. Restated Notice of Private Transfer Fee Obligation to Heartland Education Foundation, recorded under Document No. 2021-0002826, Official Public Records of Kaufman County, Texas.
3. Eastland Master Covenant [Residential], recorded under Document No. 2023-0003113 in the Official Public Records of Kaufman County, Texas.
 - a. Eastland First Amendment to Master Covenant [Residential], recorded under Document No. 2023-0032548 in the Official Public Records of Kaufman County, Texas.
4. Eastland Development Area Declaration [Residential], recorded under Document No. 2023-003118 in the Official Public Records of Kaufman County, Texas.
5. Eastland Adoption of Working Capital Assessment [Residential], recorded under Document No. 2023-0003123 in the Official Public Records of Kaufman County, Texas.
6. Eastland Community Manual [Residential], recorded under Document No. 2023-0003125 in the Official Public Records of Kaufman County, Texas.
 - a. Eastland First Supplement to Community Manual, recorded under Document No. 2023-0024637 in the Official Public Records of Kaufman County, Texas.
7. Eastland Notice of Applicability [Residential] [Phases 1A and 2A], recorded under Document No. 2023-0003133 in the Official Public Records of Kaufman County, Texas.
8. Eastland Notice of Applicability and Addition of Land [Residential] [The Arbors at Eastland, Phases 1, 2 and 3], recorded under Document No. 2024-0004815 in the Official Public Records of Kaufman County, Texas.

ATTACHMENT 1

**EASTLAND RESIDENTIAL COMMUNITY, INC.
THIRD AMENDED AND RESTATED MANAGEMENT CERTIFICATE**