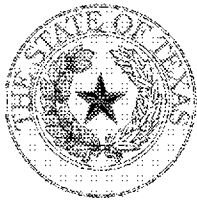


**Kaufman County  
Laura Hughes  
County Clerk**

**Instrument Number: 2025-0025122**

Billable Pages: 4  
Number of Pages: 5

FILED AND RECORDED – REAL RECORDS	CLERKS COMMENTS
<b>On:</b> 08/13/2025 at 03:11 PM  <b>Document Number:</b> <u>2025-0025122</u>  <b>Receipt No:</b> <u>25-22658</u>  <b>Amount:</b> \$ <u>37.00</u>  <b>Vol/Pg:</b> <u>V:9093 P:183</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: Lyndsey Fulton, 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 210  
AUSTIN, TX 78701



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

The undersigned, being an officer or managing agent 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 FOR EASTLAND RESIDENTIAL COMMUNITY, INC., INCLUDING, BUT NOT LIMITED TO, THOSE RECORDED UNDER DOCUMENT NOS. 2023-0003140, 2023-0032557, 2023-0033057, 2024-0001568 AND 2024-0004844, 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, 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:	Eastland Residential Community, Inc., c/o Legacy Southwest Property Management
Attn:	Ivori Moore
Mailing Address:	5600 Tennyson Parkway, Suite 270, Plano, TX 75024
Telephone Number:	214-705-1615 ext. 8
Email Address:	<u><a href="mailto:propertymanagement@eastlandtxhoa.com">propertymanagement@eastlandtxhoa.com</a></u>

7. Website to access the Association’s dedicatory instruments:  
[www.eastlandtxhoa.com](http://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.

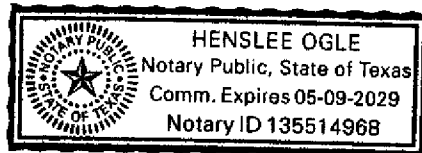
**EASTLAND RESIDENTIAL COMMUNITY, INC.,** a  
Texas nonprofit corporation

By: Annie Hepner  
Name: Annie Hepner  
Title: Director

THE STATE OF TEXAS       §  
  §  
COUNTY OF Dallas       §

This instrument was acknowledged before me on 13 day of August, 2025, by Annie Hepner, Director of Eastland Residential Community, Inc., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

[SEAL]



[Signature]  
Notary Public Signature

**AFTER RECORDING RETURN TO:**  
KRISTI E. STOTTS, ESQ.  
WINSTEAD PC  
600 W. 5<sup>TH</sup> STREET, SUITE 900  
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.
  - b. Eastland Second Amendment to Master Covenant [Residential], recorded under Document No. 2025-0002094 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.
  - a. Eastland First Amendment to Development Area Declaration [Residential], recorded under Document No. 2024-0012813 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.  
FOURTH AMENDED AND RESTATED MANAGEMENT CERTIFICATE