

**Kaufman County  
Laura Hughes  
County Clerk**  
**Instrument Number: 2025-0029162**

Billable Pages: 3  
Number of Pages: 4

FILED AND RECORDED – REAL RECORDS	CLERKS COMMENTS
<p><b>On:</b> 09/17/2025 at 10:48 AM</p> <p><b>Document Number:</b> <u>2025-0029162</u></p> <p><b>Receipt No:</b> <u>25-26242</u></p> <p><b>Amount:</b> \$ <u>33.00</u></p> <p><b>Vol/Pg:</b> <u>V:9139 P:387</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: Maribel Torres, 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.**

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**Record and Return To:**

HOAF  
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  
HIGHBRIDGE HOMEOWNERS ASSOCIATION, INC.**

This PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE (this "*Certificate*") is made on behalf of HIGHBRIDGE HOMEOWNERS ASSOCIATION, 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 placed of record that certain Kingsborough South Master Covenant [Residential], recorded under Instrument Number 2018-001925 in the Official Public Records of Kaufman County, Texas and the Kingsborough South Development Area Declaration [Residential] (Highbridge), recorded under Instrument Number 2020-0008657 in the Official Public Records of Kaufman County, Texas (collectively referred to as, the "*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 Highbridge, Phases 1, 2, and 3.
2.     **Name and Mailing Address of the Association.** The name of the Association is Highbridge Homeowners Association, 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 the subdivision is recorded under Instrument Number 2019-0022745 (Phase 1), Instrument Number 2020-0032828 (Phase 2), and Instrument Number 2021-0013069 (Phase 3), as amended or revised and including any replats thereof, in the Map/Plat Records or Official Public Records of Kaufman County, Texas.

4. **Recording Data for the Declaration.** The recording data for the Declaration is recorded as follows: Kingsborough South Master Covenant [Residential], recorded under Instrument Number 2018-001925, the Kingsborough South Development Area Declaration [Residential] (Highbridge), recorded under Instrument Number 2020-0008657, the Kingsborough South Community Enhancement Covenant [Residential], recorded under Instrument No. 2018-0021457, 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 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 (214) 705-1615, and email [propertymanagement@highbridgehoa.com](mailto:propertymanagement@highbridgehoa.com).

6. **Website.** The Association's website may be found at [www.highbridgehoa.com](http://www.highbridgehoa.com).

7. **Fees Due Upon Property Transfer.** Fees charged relating to a property transfer are: (i) up to \$375.00 as resale certificate fee; (ii) up to \$75.00 as update fee - resale certificate; and (iii) up to \$300.00 as transfer fee.

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 email at [propertymanagement@highbridgehoa.com](mailto:propertymanagement@highbridgehoa.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.

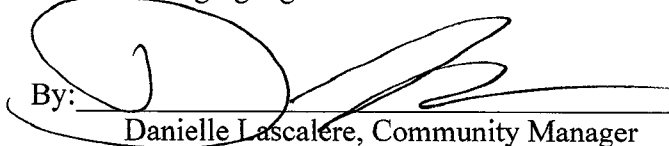
[SIGNATURE PAGE TO FOLLOW]

**ASSOCIATION:**

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

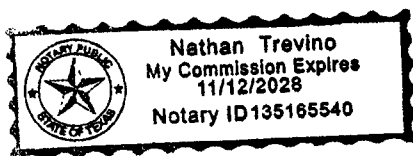
By: Legacy Southwest Property  
Management, LLC

Its: Managing Agent

By:   
Danielle Lascalere, Community Manager

STATE OF TEXAS       §  
                                  §  
COUNTY OF COLLIN   §

This instrument was acknowledged before me on the 15<sup>th</sup> day of September, 2025, by Danielle Lascalere, Community Manager with Legacy Southwest Property Management, LLC, the Managing Agent of Highbridge Homeowners Association, Inc., a Texas non-profit corporation.



  
Notary Public, State of Texas

#2025-0029162  
Filed for Record in Kaufman County TX  
09/17/2025 10:48:08 AM