


MARY LOUISE NICHOLSON
COUNTY CLERK

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 TARRANT §

**PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE
FOR
BONDS RANCH COMMUNITY
HOMEOWNERS ASSOCIATION, INC.**

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

W I T N E S S E T H :

WHEREAS, Scott Communities Developers Limited Partnership, a Texas limited partnership, as the original Declarant, executed and previously placed of record that certain Declaration of Covenants, Conditions and Restrictions for Bonds Ranch Community, recorded on June 18, 2001 in Volume 14955, Page 203 of the Official Public Records of Tarrant County, Texas (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 Lago Vista at Lago Vista at Bonds Ranch.

2. **Name and Mailing Address of the Association.** The name of the Association is Bonds Ranch Community 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 Lago Vista at Bonds Ranch, an addition to the City of Fort Worth, Tarrant County, Texas, is recorded in Cabinet A, Slides 8114, 8115, 7933, 10089, and 100090 of the Plat/Map Records, Tarrant County, Texas.

4. **Recording Data for the Declaration.** The recording date for the Declaration was recorded in Volume 14955, Page 203 and that certain Amendment filed as Instrument No. D202016387, along with any and all amendments and supplements recorded in the Official Public Records of Tarrant 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 (214) 705-1615, and e-mail at propertymanagement@bondsranchoa.com.

6. **Website.** The Association's website may be found at <https://www.bondsranchoa.com/homepage.aspx>.

7. **Fees Due Upon Property Transfer.** Fees charged relating to a property transfer are: (i) \$100.00 - transfer fee; (ii) \$250.00 - resale certificate; and (iii) \$200.00 - capitalization 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 e-mail at propertymanagement@bondsranchoa.com.

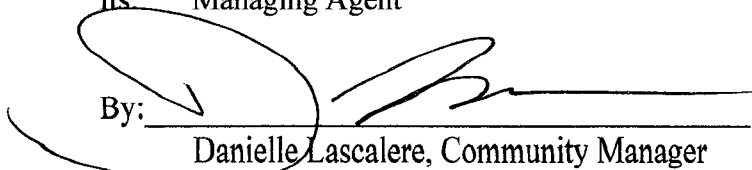
IN WITNESS WHEREOF, the undersigned has caused this Certificate to be executed on behalf of the Association in compliance with Section 209.004 of the Texas Property Code. This Certificate shall serve to take the place of all Management Certificates previously filed on behalf of the Association.

ASSOCIATION:

**BONDS RANCH COMMUNITY
HOMEOWNERS ASSOCIATION, INC.,
a Texas non-profit corporation**

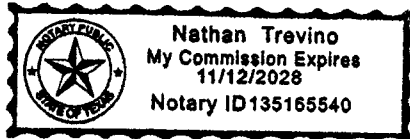
By: Legacy Southwest Property
Management, LLC
Its: Managing Agent

By:


Danielle Lascalere, Community Manager

STATE OF TEXAS §
 §
COUNTY OF COLLIN §

This instrument was acknowledged before me on the 10th day of September, 2025, by Danielle Lascalere, Community Manager of Legacy Southwest Property Management, LLC, the Managing Agent of Bonds Ranch Community Homeowners Association, Inc., a Texas non-profit corporation.



Nathan Trevino
Notary Public, State of Texas