

AFTER RECORDING RETURN TO:

Judd A. Austin, Jr., Esq.  
Henry Oddo Austin & Fletcher  
1700 Pacific Avenue  
Suite 2700  
Dallas, Texas 75201

STATE OF TEXAS           §  
                                     §  
COUNTY OF COLLIN     §

**PROPERTY OWNERS' ASSOCIATION  
MANAGEMENT CERTIFICATE FOR  
THE VILLAS AT LEGACY WEST**

This MANAGEMENT CERTIFICATE (this "Certificate") is made effective as of December 4, 2025, by LW Villas Homeowners Association, Inc. a Texas non-profit corporation (the "Association").

W I T N E S S E T H

WHEREAS, LW Land Company, LLC, a Texas limited partnership ("Declarant") has previously placed of record that certain Declarations of Covenants, Conditions and Restrictions for The Villas at Legacy West, dated December 27, 2016 (the "Declaration") recorded as Document Number 20161227001741400 in the Official Public Records of Collin County, Texas which Declaration 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 Subdivisions which are subject to the Declaration are set forth in Exhibit A attached hereto.
2.     Name of the Association. The name of the Association is LW Villas Homeowners Association, Inc.
3.     Recording Data for the Subdivision. Recording data for the Subdivisions are set forth on Exhibit A attached hereto.
4.     Recording Data for the Declaration. The recording data for the Declaration is Document Number 20161227001741400 in the Official Public Records of Collin County, Texas. The recording data for amendments to the Declaration is set forth on Exhibit B attached hereto.

5. Mailing Address of the Association and Contact Information for Managing Agent. The current mailing address for the Association is The Villas at Legacy West, c/o Insight Association Management, 2400 Lakeside Blvd., Suite 550, Richardson, TX 75082. The Association's managing agent is Insight Association Management, 2400 Lakeside Blvd., Suite 550, Richardson, TX 75082, phone number (214) 494-6002, and email address [bcrawford@insightam.com](mailto:bcrawford@insightam.com).
6. Association Website. The current website for the Association, where current versions of the dedicatory instruments are made available, is [legacywest.nabnetwork.com](http://legacywest.nabnetwork.com).
7. Description and Fees Associated to Transfer of Title. The amount and description of fees charged relating to a transfer of title for the Association are set forth in Exhibit C.

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, and serves to take the place of all Management Certificates previously filed by the Association.

ASSOCIATION:

The Villas at Legacy West  
a Texas non-profit corporation.

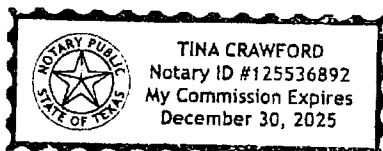
By: 

Bruce Crawford, Managing Agent

THE STATE OF TEXAS   §  
                                     §  
COUNTY OF COLLIN   §

This instrument was acknowledged before me on this 4<sup>th</sup> day of December, 2025, by Bruce Crawford, Insight Association Management, Managing Agent for The Villas at Legacy West, a Texas non-profit corporation, on behalf of such corporation.

Notary Public in and for the State of Texas



  
Notary Public Signature

**Exhibit A**

**[Recording Data for the Subdivision]**

**Plats of The Villas at Legacy West recorded in the Map or Plat Records of Collin County**

- Icon at Legacy West Addition  
Filed in Collin County, Texas on January 5, 2017  
Document No. 220170105010000060

**Exhibit B**

**[Recording Data for the Declaration]**

Amendments to the Declaration for LW Villas Homeowners Association, Inc. recorded with Collin County

- a. Declaration recorded under Document No. 20161227001741400, Official Public Record of Collin County, Texas
- b. 1<sup>st</sup> Amendment to the Declaration recorded under Document No. 2022000179231, Official Public Record of Collin County, Texas
- c. Certificate of Formation/Bylaws recorded under Document No. 20170515000619160, Official Public Records of Collin County, Texas
- d. Articles of Incorporation recorded under Document No. 20170515000619160, Official Public Records of Collin County, Texas
- e. 1<sup>st</sup> Amendment to Design Guidelines recorded under Document No. 20180817001036620, Official Public Records of Collin County, Texas

## Exhibit C

### [Description and Fees Associated to Transfer of Title]

#### Management Fees

1. Premier Resale Disclosure Bundle (TREC Form, Statement of Account, and Association Documents).....	\$450.00
2. Resale Disclosure (TREC Form) and Association Documents.....	\$375.00
3. Resale Disclosure Update.....	\$75.00
4. Transfer Fee.....	\$250.00
5. 5 Day Rush Fee.....	\$75.00
6. 3 Day Rush Fee.....	\$100.00
7. 1 Day Expedited Rush Fee.....	\$200.00
8. Custom Questionnaires.....	\$165.00
9. Association Questionnaires.....	\$125.00

#### Association Fees

1. Capital Improvement Fee .....	\$350.00
2. HOA Transfer Fee .....	\$100.00

**Collin County  
Honorable Stacey Kemp  
Collin County Clerk**

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**Instrument Number:** 2025000158584

eRecording - Real Property

HOMEOWNERS ASSOC DOCS

Recorded On: December 09, 2025 11:08 AM

Number of Pages: 6

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**" Examined and Charged as Follows: "**

Total Recording: \$41.00

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**\*\*\*\*\* 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: 2025000158584  
Receipt Number: 20251209000263  
Recorded Date/Time: December 09, 2025 11:08 AM  
User: Christopher J  
Station: cck055

**Record and Return To:**

CSC



**STATE OF TEXAS  
COUNTY OF COLLIN**

**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 Public Records of Collin County, Texas.**

Honorable Stacey Kemp  
Collin County Clerk  
Collin County, TX

