

AFTER RECORDING RETURN TO:
Leah K. Burton
Roberts Markel Weinberg Butler Hailey PC
5307 E. Mockingbird Lane
Suite 685
Dallas, Texas 75206

STATE OF TEXAS
COUNTY OF COLLIN

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**PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE FOR
LW VILLAS HOMEOWNERS ASSOCIATION, INC.**

This MANAGEMENT CERTIFICATE (this "Certificate") is made effective as of September 1, 2021, by LW Villas Homeowners Association, Inc. a Texas non-profit corporation (the "Association").

WITNESSETH

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:

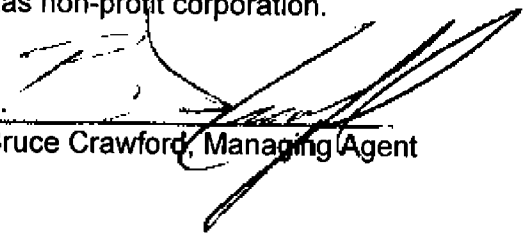
1. Name of the Subdivision. The name of the Subdivisions which are subject to the Declaration are set forth in Exhibit A attached hereto.
2. Name of the Association. The name of the Association is LW Villas Homeowners Association, Inc.
3. Recording Data for the Subdivision. Recording data for the Subdivisions 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 LW Villas Homeowners Association, c/o Insight Association Management, 275 W. Campbell Road, Suite 620, Richardson, TX 75080. The Association's managing agent is Insight Association Management, 275 W. Campbell Road, Suite 620, Richardson, TX 75080, phone number (214) 494-6002, and email address resales@insightam.com.
6. Association Website. The current website for the Association where current versions of the dedicatory instruments are made available is www.legacywest.nabrnetwork.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:

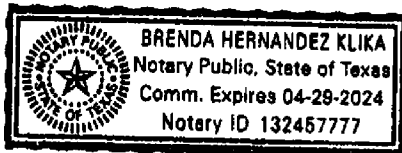
LW Villas Homeowners Association, Inc.
a Texas non-profit corporation.

By: 
Bruce Crawford, Managing Agent

THE STATE OF TEXAS §
 §
COUNTY OF COLLIN §

This instrument was acknowledged before me on this 1st day of September, 2021, by Bruce Crawford, Insight Association Management, Managing Agent for LW Villas Homeowners Association, Inc. 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 LW Villas Homeowners Association, Inc. recorded in the Map or Plat Records of Collin County

- Icon at Legacy West
Filed in Collin County, Texas
Document No. 2020-778
- Icon at Legacy West
Filed in Collin County, Texas
Document No. 2017-8

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 Records of Collin County, Texas.
- b. Community Manual recorded under Document No. 20170515000619160, Official Public Records of Collin County, Texas.
- c. First Amend to Design Guidelines recorded under Document No. 201817001036620, Official Public Records of Collin County, Texas.
- d. Amended Declaration recorded under Document No. 20190130000089970, Official Public Records of Collin County, Texas.
- e. Amended Declaration recorded under Document No. 20190131000105530, Official Public Records of Collin County, Texas.
- f. Amended Declaration recorded under Document No. 2019040900377810, 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)..... \$430.00
- 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. HOA Transfer Fee.....\$100.00



Filed and Recorded
Official Public Records
Stacey Kemp, County Clerk
Collin County, TEXAS
09/02/2021 08:41:35 AM
\$42.00 AHASIK
20210902001787600

Stacey Kemp