

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 ROCKWALL §

**PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE
FOR
MONTERRA OF FATE
OWNERS ASSOCIATION, INC.**

This PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE ("*Certificate*") is made on behalf of MONTERRA OF FATE OWNERS ASSOCIATION, INC., a Texas non-profit corporation ("*Association*").

WHEREAS, WJ Monterra LP, a Texas limited partnership, as the Declarant, executed and previously placed of record that certain Declaration of Covenants, Conditions and Restrictions for Monterra of Fate Owners Association, Inc., on April 19, 2023, as Instrument No. 20230000006198 in the Official Public Records of Rockwall County, Texas ("*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 Monterra – Phase 1A and Phase 1B.
2. **Name and Mailing Address of the Association.** The name of the Association is Monterra of Fate Owners 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 Monterra, an addition to the City of Fate, Rockwall County, Texas, is recorded as Instrument No. 20230000011532 (Phase 1A) and Instrument No. 20230000011752 (Phase 1B) in the Official Public Records of Rockwall County, Texas, including all amendments thereof and supplements thereto.

4. **Recording Data for the Declaration.** The recording data for the Declaration was recorded under Instrument No. 20230000006198 and Instrument No. 2024000008139 (Supplement), along with any and all amendments and supplements recorded in the Official Public Records of Rockwall 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 number is (214) 705-1615, and e-mail address is propertymanager@monterrafatehoa.com.

6. **Website.** The Association's website may be found at www.monterrafatehoa.com.

7. **Fees Due Upon Property Transfer.** Fees charged relating to a property transfer are:

Type of Property Transfer	Dollar Amount
Resale Certificate	\$375.00
Resale Certificate Update	\$75.00
Rush Fee	up to \$100.00
Transfer Fee	\$150.00
Refinance Certificates, PUD Forms, Questionnaires	\$75.00-\$150.00
Capitalization Fee	\$500.00

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 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 generaloffice@legacysouthwestpm.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:

**MONTERRA OF FATE
OWNERS 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 day of September, 2025, by Danielle Lascalere, Community Manager with Legacy Southwest Property Management, LLC, the Managing Agent of Monterra of Fate Owners Association, Inc., a Texas non-profit corporation.



Nathan Trevino
 Notary Public, State of Texas

Electronically Filed and Recorded
 Official Public Records
 Jennifer Fogg, County Clerk
 Rockwall County, Texas
 09/17/2025 11:36:50 AM
 Fee: 33.00
 Doc #: 20250000016978



Jennifer Fogg