

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 ELLIS §

**PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE
FOR
GARDEN VALLEY RANCH,
HOMEOWNERS ASSN. INC.**

This PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE ("Certificate") is made on behalf of GARDEN VALLEY RANCH, HOMEOWNERS ASSN. INC., a Texas nonprofit corporation ("Association").

W I T N E S S E T H :

WHEREAS, Bethany/Garden Valley, LTD, a Texas limited partnership, executed and previously placed of record that certain Declaration of Covenants, Conditions and Restrictions for Garden Valley Ranch, Phase 1, recorded on March 23, 2005, in Volume 02110, Page 2355, *et seq.*, in the Official Public Records of Ellis County, Texas ("*Original Declaration*") as supplemented and 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 Garden Valley, Phases 1, 2, and 3.
2. **Name and Mailing Address of the Association.** The name of the Association is Garden Valley Ranch, Homeowners Assn. 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 Garden Valley Ranch, Phases 1, 2, and 3, an addition to the City of Waxahachie, Ellis County, Texas, is recorded in the Plat/Map Records, Ellis County, Texas. Please refer to Exhibit A, attached and incorporated herein by reference.

4. **Recording Data for the Declaration.** The recording data for the Declaration is that Declaration of Covenants, Conditions and Restrictions for Garden Valley Ranch, Phase 1, recorded in Volume 02110, Page 2355, *et seq.*, in the Official Records of Ellis County, Texas (“*Original Declaration*”); as amended by the Amended and Restated Declaration of Covenants, Conditions and Restrictions for Garden Valley Ranch, Phase 1, recorded in Volume 02149, Page 2477, *et seq.*, in the Official Records of Ellis County, Texas (“*Declaration*”); the First Amendment to the Amended and Restated Declaration of Covenants, Conditions and Restrictions for Garden Valley Ranch, Phase 1, recorded in Volume 02162, Page 0156, *et seq.*, in the Official Records of Ellis County, Texas; the Supplementary and Second Amendment to Declaration of Covenants, Conditions and Restrictions for Garden Valley Ranch, Phase III, recorded as Instrument No. 2015-1513578, in the Official Records of Ellis County, Texas; the Supplemental Declaration of Covenants, Conditions and Restrictions for Garden Valley Ranch – Annexation of Garden Valley Ranch, Phase 2, recorded as Instrument No. 2023-2316776, in the Official Records of Ellis County, Texas, along with any and all amendments and supplements recorded in the Official Public Records of Ellis 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@gardenvalleyranchhoa.com.

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

7. **Fees Due Upon Property Transfer.** Fees charged relating to a property transfer are: (i) \$100.00 - transfer fee; and (ii) \$250.00 - resale certificate.

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@gardenvalleyranchhoa.com.

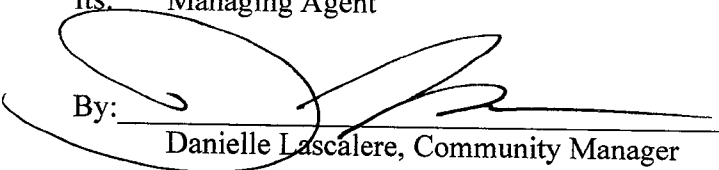
IN WITNESS WHEREOF, the undersigned has caused this Certificate to be executed on behalf of the Association in compliance with Section 209.004 of the Texas Property Code. This Certificate shall serve to take the place of all Management Certificates previously filed on behalf of the Association.

ASSOCIATION:

**GARDEN VALLEY RANCH,
HOMEOWNERS ASSN. INC.,**
a Texas nonprofit corporation

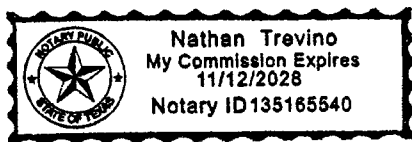
By: Legacy Southwest Property
Management, LLC

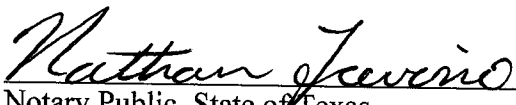
Its: Managing Agent

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 with Legacy Southwest Property Management, LLC, the Managing Agent of Garden Valley Ranch, Homeowners Assn. Inc., a Texas nonprofit corporation.




Notary Public, State of Texas

MANAGEMENT CERTIFICATE

STATE OF TEXAS COUNTY OF ELLIS
I hereby certify this instrument was filed on the date
and time stamped hereon and was duly recorded in
the records of Ellis County, Texas as stamped hereon.
COUNTY CLERK, ELLIS COUNTY, TEXAS



