

Denton County  
Juli Luke  
County Clerk

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Instrument Number: 122456

ERecordings-RP

CERTIFICATE

Recorded On: November 12, 2024 10:49 AM

Number of Pages: 5

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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: 122456  
Receipt Number: 20241112000291  
Recorded Date/Time: November 12, 2024 10:49 AM  
User: Kraig T  
Station: Station 21

**Record and Return To:**

Simplifile



STATE OF TEXAS  
COUNTY OF DENTON

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 Records of Denton County, Texas.

Juli Luke  
County Clerk  
Denton County, TX

**MANAGEMENT CERTIFICATE  
OF  
PARK PLACE PROSPER COMMUNITY ASSOCIATION, INC.**

The undersigned, being an officer of Park Place Prosper Community Association, Inc., a Texas nonprofit corporation (the “**Association**”), and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

1. The name of the subdivision: Park Place.
2. The name of the Association: Park Place Prosper Community Association, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: All that certain real property in Denton County, Texas, made subject to that certain Declaration of Covenants, Conditions and Restrictions for Park Place, recorded under Document No. 2024-120537 in the Official Public Records of Denton County, Texas, as the same may be amended from time to time (the “**Declaration**”).
4. The recording data for the Declaration and any amendments to the Declaration: See Attachment 1 to this Management Certificate.
5. The name and mailing address of the Association: Park Place Prosper Community Association, Inc., c/o Legacy Southwest Property Management, 8668 John Hickman Parkway, Suite 801, Frisco, Texas 75034.
6. The name, mailing address, telephone number, and email address of the person managing the Association:

Name:	Park Place Prosper Community Association, Inc., c/o Legacy Southwest Property Management
Mailing Address:	8668 John Hickman Pkwy., #801, Frisco, TX 75034
Attn:	Danielle Lascalere
Telephone Number:	214-705-1615
Email Address:	<u>Danielle@legacysouthwestpm.com</u>

7. Amount and description of fees related to property transfer in the subdivision:  
The Association fees are in the following amounts:

Working Capital Assessment - \$500.00

Transfer Fee - \$100.00

Resale Certificate Fee - \$200.00 - \$350.00

The Association fees cover all costs that the Association incurs related to a property transfer in the subdivision.

*[SIGNATURE PAGE FOLLOWS]*

This Certificate is effective as of the 18th day of October, 2024.

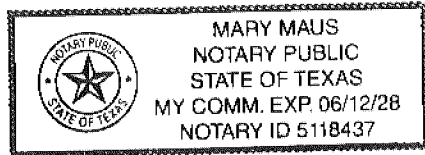
**PARK PLACE PROSPER COMMUNITY  
ASSOCIATION, INC.,**  
a Texas nonprofit corporation

By: [Signature]  
Printed Name: William Shaddock, Jr.  
Title: President

STATE OF TEXAS                   §  
  §  
COUNTY OF Collin           §

This instrument was acknowledged before me on the 18th day of October, 2024, by William Shaddock, President of PARK PLACE PROSPER COMMUNITY ASSOCIATION, INC., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

(SEAL)



[Signature]  
Notary Public Signature

**AFTER RECORDING RETURN TO:**  
Robert D. Burton, Esq.  
Winstead PC  
600 W. 5TH ST., SUITE 900  
Austin, Texas 78701  
Email: [rburton@winstead.com](mailto:rburton@winstead.com)

## ATTACHMENT 1

1. Declaration of Covenants, Conditions and Restrictions for Park Place, recorded under Document No. 2024-120537 in the Official Public Records of Denton County, Texas, as the same may be amended from time to time.
2. Park Place Community Manual, recorded under Document No. 2024-120613 in the Official Public Records of Denton County, Texas, as the same may be amended and supplemented from time to time.
3. Park Place Design Guidelines, recorded under Document No. 2024-120686 in the Official Public Records of Denton County, Texas, as the same may be amended and supplemented from time to time.
4. Park Place Adoption of Working Capital Assessment, recorded under Document No. 2024-120875 in the Official Public Records of Denton County, Texas.

ATTACHMENT 1

PARK PLACE PROSPER COMMUNITY ASSOCIATION, INC.  
MANAGEMENT CERTIFICATE