

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 DALLAS §

**PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE
FOR
VILLAS ON HUTTON
PROPERTY OWNERS ASSOCIATION, INC.**

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

WHEREAS, Villas on Hutton, LLC, a Texas limited liability company, as the Declarant, executed and previously placed of record that certain Declaration of Covenants, Conditions & Restrictions for Villas on Hutton on March 9, 2021, under Instrument No. 202100065759 in the Official Public Records of Dallas 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 Villas on Hutton.

2. **Name and Mailing Address of the Association.** The name of the Association is Villas on Hutton Property Owners Association, Inc., and its mailing address is c/o Legacy Southwest Property Management, LLC ("*Legacy Southwest PM*"), 8668 John Hickman Parkway, Suite 801, Frisco, Texas 75034.

3. **Recording Data for the Subdivision.** The recording data for Villas on Hutton, an addition to the City of Farmers Branch, Dallas County, Texas, is recorded as Instrument No. 201900276722 in the Official Public Records of Dallas 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. 202100065759¹, along with any and all amendments and supplements recorded in the Official Public Records of Dallas 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, 8668 John Hickman Parkway, Suite 801, Frisco, Texas 75034, telephone number is (214) 705-1615, and e-mail address is propertymanager@villasonhuttonassociation.com.

6. **Website.** The Association's website may be found at www.villasonhuttonassociation.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
Transfer Fee	\$150.00
Rush Fee	\$50.00-\$100.00

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 8668 John Hickman Parkway, Suite 801, Frisco, Texas 75034 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.

[SIGNATURE PAGE TO IMMEDIATELY FOLLOW]

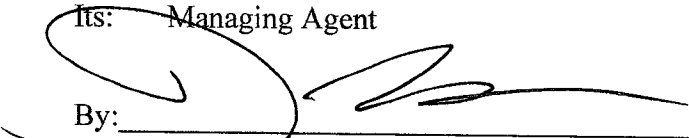
¹ The First Amendment to the Declaration of Covenants, Conditions and Restrictions for Villas on Hutton was recorded on April 2, 2024, under Instrument No. 2024-34074 in the Official Public Records of Denton County, Texas

ASSOCIATION:

**VILLAS ON HUTTON
PROPERTY OWNERS ASSOCIATION, INC.,
a Texas non-profit corporation**

By: Legacy Southwest Property
Management, LLC

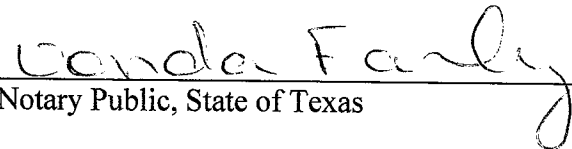
Its: Managing Agent

By: 
Danielle Lascalere, Community Manager

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

This instrument was acknowledged before me on the 29 day of August, 2024, by Danielle Lascalere, Community Manager with Legacy Southwest Property Management, LLC, the Managing Agent of Villas on Hutton Property Owners Association, Inc., a Texas non-profit corporation.




Notary Public, State of Texas

**Dallas County
John F. Warren
Dallas County Clerk**

Instrument Number: 202400176406

eRecording - Real Property

Recorded On: September 03, 2024 08:46 AM

Number of Pages: 4

" Examined and Charged as Follows: "

Total Recording: \$33.00

***** 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: 202400176406
Receipt Number: 20240830000748
Recorded Date/Time: September 03, 2024 08:46 AM
User: Kathleen M
Station: Cc140

Record and Return To:

CSC Global



**STATE OF TEXAS
COUNTY OF DALLAS**

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 Dallas County, Texas.

John F. Warren
Dallas County Clerk
Dallas County, TX