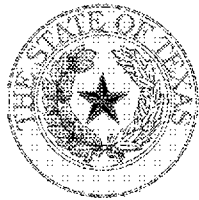


**Kaufman County
Laura Hughes
County Clerk**

Instrument Number: 2025-0025123

Billable Pages: 4
Number of Pages: 5

FILED AND RECORDED – REAL RECORDS	CLERKS COMMENTS
<p>On: 08/13/2025 at 03:12 PM</p> <p>Document Number: <u>2025-0025123</u></p> <p>Receipt No: <u>25-22659</u></p> <p>Amount: \$ <u>37.00</u></p> <p>Vol/Pg: <u>V:9093 P:188</u></p>	<p>E-RECORDING</p>



**STATE OF TEXAS
COUNTY OF KAUFMAN**

I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the Official Public Records of Kaufman County, Texas.

Laura A. Hughes

Laura Hughes, County Clerk

Recorded By: Lyndsey Fulton, Deputy

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.

Record and Return To:

WINSTEAD PC - AUSTIN
401 CONGRESS AVENUE, SUITE 210
AUSTIN, TX 78701



**SECOND AMENDED AND RESTATED MANAGEMENT CERTIFICATE
OF
FALCON HEIGHTS VILLAGE RESIDENTIAL COMMUNITY, INC.**

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

THIS MANAGEMENT CERTIFICATE AMENDS AND RESTATES IN ITS ENTIRETY ALL PREVIOUSLY RECORDED MANAGEMENT CERTIFICATES FOR FALCON HEIGHTS RESIDENTIAL COMMUNITY, INC., INCLUDING, BUT NOT LIMITED TO, THOSE RECORDED UNDER DOCUMENT NOS. 2022-0038077 AND 2023-0025354, OFFICIAL PUBLIC RECORDS OF KAUFMAN COUNTY, TEXAS.

1. The name of the subdivision: Falcon Heights Village.
2. The name of the Association: Falcon Heights Village Residential Community, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: All that certain real property located in Kaufman County, Texas, made subject to that certain Declaration of Covenants, Conditions and Restrictions for Falcon Heights Village, recorded under Document No. 2022-0036811, Official Public Records of Kaufman County, Texas, as the same may be amended from time to time (the “**Declaration**”).
4. The recording data for the Declaration and any amendments thereto: See Attachment 1 to this Management Certificate.
5. The name and mailing address of the Association: Falcon Heights Village Residential Community, Inc., c/o Legacy Southwest Property Management, LLC, 5600 Tennyson Pkwy., Suite 270, Plano, Texas 75024.
6. The name, mailing address, telephone number, and email address of the person managing the Association:

Name:	Falcon Heights Village Residential Community, Inc. c/o Legacy Southwest Property Management
Mailing Address:	5600 Tennyson Pkwy., Suite 270, Plano, TX 75024
Attn:	Property Manager
Telephone Number:	214-705-1615
Email Address:	propertymanager@falconheightsvillagehoa.com
7. Website to access the Association’s dedicatory instruments:
www.falconheightsvillagehoa.com

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

Working Capital Assessment - one-half (1/2) of the annual Regular Assessments

Transfer Fee - \$150.00

Resale Certificate Fee - \$350.00 - \$450.00

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

[SIGNATURE PAGE FOLLOWS]

EXECUTED to be effective on the date this instrument is Recorded.

**FALCON HEIGHTS VILLAGE RESIDENTIAL
COMMUNITY, INC., a Texas nonprofit corporation**

By: Annie Hepner
Name: Annie Hepner
Title: Director

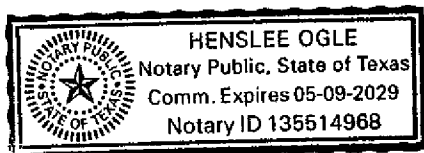
STATE OF TEXAS

§
§
§

COUNTY OF Dallas

This instrument was acknowledged before me on the 13 day of August, 2025, by Annie Hepner, Director of Falcon Heights Village Residential Community, Inc., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

(SEAL)



[Signature]
Notary Public Signature

AFTER RECORDING RETURN TO:

Kristi E. Stotts, Esq.
Winstead PC
600 W. 5th Street, Suite 900
Austin, Texas 78701
Email: kstotts@winstead.com

ATTACHMENT 1

1. Declaration of Covenants, Conditions and Restrictions for Falcon Heights Village, recorded under Document No. 2022-0036811 in the Official Public Records of Kaufman County, Texas, as the same may be amended from time to time.
 - a. First Amendment to Declaration of Covenants, Conditions and Restrictions for Falcon Heights Village, recorded under Document No. 2023-0000909 in the Official Public Records of Kaufman County, Texas.
 - b. Second Amendment to Declaration of Covenants, Conditions and Restrictions for Falcon Heights Village, recorded under Document No. 2023-0025278 in the Official Public Records of Kaufman County, Texas.
 - c. Third Amendment to Declaration of Covenants, Conditions and Restrictions for Falcon Heights Village, recorded under Document No. 2025-0001570 in the Official Public Records of Kaufman County, Texas.
2. Falcon Heights Village Community Manual, recorded under Document No. 2022-0037033 in the Official Public Records of Kaufman County, Texas, as the same may be amended and supplemented from time to time.
 - a. First Supplement to Falcon Heights Village Community Manual, recorded under Document No. 2023-0025279 in the Official Public Records of Kaufman County, Texas.
3. Falcon Heights Village Adoption of Working Capital Assessment, recorded under Document No. 2022-0037021 in the Official Public Records of Kaufman County, Texas.

ATTACHMENT 1

FALCON HEIGHTS VILLAGE RESIDENTIAL COMMUNITY, INC.
SECOND AMENDED AND RESTATED MANAGEMENT CERTIFICATE

4896-2873-5572v.2 54969-116

#2025-0025123

Filed for Record in Kaufman County TX
08/13/2025 03:12:16 PM