

**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 SMITH       §

**CONDOMINIUM ASSOCIATION  
MANAGEMENT CERTIFICATE  
FOR  
LEGACY BEND PROPERTY OWNERS ASSOCIATION, INC.**

This CONDOMINIUM ASSOCIATION MANAGEMENT CERTIFICATE (this “*Certificate*”) is made on behalf of LEGACY BEND PROPERTY OWNERS ASSOCIATION, INC., a Texas non-profit corporation (the “*Association*”).

**WITNESSETH:**

**WHEREAS**, GENECOV WEST MUD CREEK, LLC, a limited liability corporation, in its capacity as Declarant, executed and previously placed of record that certain Declaration of Covenants, Restrictions, Conditions, Assessments, Charges, Servitudes, Liens, Reservations and Easements for Legacy Bend, and any amendments or supplements thereto, as recorded in the official records of Smith County, Texas at County Clerk’s File No. 20190100041380 (the “*Declaration*”), including any amendments thereof or supplements thereto are 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 Uniform Condominium Act as provided in Section 82.116 of the Texas Property Code.

**NOW, THEREFORE**, the undersigned hereby certifies as follows on behalf of the Association:

1.     **Name of the Condominium.** The name of the subdivision which is the subject of the Declaration is LEGACY BEND CONDOMINIUMS.
2.     **Name of the Association.** The name of the Association is LEGACY BEND PROPERTY OWNERS ASSOCIATION, INC., a Texas non-profit corporation.
3.     **Location of the Condominium.** The condominium is located at 1350 Dominion Plaza, Tyler, Texas 75703.

4. **Recording Data for the Declaration.** The Declaration is recorded Instrument No. 20190100041380; the First Amendment to the Declaration is recorded as Instrument No. 202101019960; the Second Amendment to the Declaration is recorded as Instrument No. 202101053063; and the Third Amendment to the Declaration is recorded as Instrument No. 20240102481 in the Official Public Records of Smith County, Texas, including all amendments thereof and supplements thereto.

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 Rose City Management, 17130 Dallas Pkwy, Ste. 140, Dallas, Texas 75248, telephone number is (903) 630-6355, and e-mail address is [info@rosecitymanagement.com](mailto:info@rosecitymanagement.com).

6. **Website.** The Association's website may be found at <https://macgrouponline.cincwebaxis.com/>

7. **Fees Due Upon Property Transfer.**

Type of Property Transfer	Dollar Amount
Resale Fee	\$350.00
Transfer Fee	\$100.00
Working Capital Fee	\$1,500.00

8. **Resale Certificates and Other Information.** Resale Certificates and other information regarding the Association may be requested through <https://www.homewisedocs.com/>.

IN WITNESS WHEREOF, the undersigned has caused this Certificate to be executed on behalf of the Association in compliance with Section 82.116 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:**

**LEGACY BEND PROPERTY OWNERS  
ASSOCIATION, INC.,  
a Texas non-profit corporation**

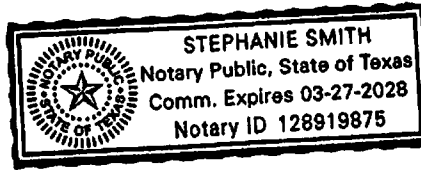
By: Rose City Management  
Its: Managing Agent

By: Lonna Blake  
Lonna Blake  
Its: Vice President

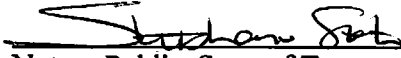
STATE OF TEXAS

§  
§  
§

COUNTY OF SMITH



This instrument was acknowledged before me on the 1<sup>ST</sup> day of SEPTEMBER, 2025, by LORNA BLAKE, the V.P. of Rose City Management, on behalf of LEGACY BEND PROPERTY OWNERS ASSOCIATION, INC., a Texas non-profit corporation.

  
\_\_\_\_\_  
Notary Public, State of Texas

**Smith County  
Karen Phillips  
Smith County Clerk**

---

**Document Number:** 202501030251

eRecording - Real Property

CERTIFICATE

Recorded On: October 07, 2025 03:32 PM

Number of Pages: 4

Billable Pages: 3

---

**" 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: 202501030251  
Receipt Number: 20251007000193  
Recorded Date/Time: October 07, 2025 03:32 PM  
User: Karen L



**STATE OF TEXAS  
COUNTY OF SMITH**

**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 Smith County, Texas.**

Karen Phillips  
Smith County Clerk  
Smith County, TX