

  
MARY LOUISE NICHOLSON  
COUNTY CLERK

**AFTER RECORDING RETURN TO:**

**Judd A. Austin, Jr.**  
**Henry Oddo Austin & Fletcher, P.C.**  
**1700 Pacific Avenue**  
**Suite 2700**  
**Dallas, Texas 75201**

STATE OF TEXAS           §  
  §  
COUNTY OF TARRANT   §

**PROPERTY OWNERS' ASSOCIATION  
MANAGEMENT CERTIFICATE  
FOR  
HOMEOWNER'S ASSOCIATION OF TWIN MILL FARMS, INC.**

This PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE (this "*Certificate*") is made on behalf of HOMEOWNER'S ASSOCIATION OF TWIN MILL FARMS, INC., a Texas non-profit corporation ("*Association*").

**W I T N E S S E T H :**

**WHEREAS**, Taurus Twin Mills Limited Partnership, a Delaware limited partnership, as Declarant, executed and placed of record that certain Declaration of Covenants, Conditions and Restrictions for Twin Mills, recorded on February 8, 2005, under Instrument Number D205037771 in the Official Public Records of Tarrant 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 Twin Mill Farms, Phases I and II.
2. **Name and Mailing Address of the Association.** The name of the Association is Homeowner's Association of Twin Mill Farms, 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 the subdivision is recorded in Cabinet A, Slide 9888 - 9889 (Phase I) and Cabinet A, Slide 10043 (Phase II), as

amended or revised and including any replats thereof, in the Map/Plat Records or Official Public Records of Tarrant County, Texas.

4. **Recording Data for the Declaration.** The recording data for the Declaration is recorded under Instrument Number D205037771, along with any and all amendments and supplements recorded in the Official Public Records of Tarrant County, Texas.

5. **Name and Contact Information for 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 (214) 705-1615, and email [propertymanagement@twinmillfarmshoa.com](mailto:propertymanagement@twinmillfarmshoa.com).

6. **Website.** The Association's website may be found at [www.twinmillfarmshoa.com](http://www.twinmillfarmshoa.com).

7. **Fees Due Upon Property Transfer.** Fees charged relating to a property transfer are: (i) up to \$375.00 as resale certificate fee; (ii) up to \$75.00 as update fee - resale certificate; (iii) up to \$300.00 as transfer fee; and (iv) up to \$175.00 as working capital fee.

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 8668 John Hickman Parkway, Suite 801, Frisco, Texas 75034 or by email at [propertymanagement@twinmillfarmshoa.com](mailto:propertymanagement@twinmillfarmshoa.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:**

**HOMEOWNER'S ASSOCIATION  
OF TWIN MILL FARMS, 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 COLLIN       §

This instrument was acknowledged before me on the 27th day of May, 2022 by Danielle Lascalere, Community Manager with Legacy Southwest Property Management, LLC, the Managing Agent of Homeowner's Association of Twin Mill Farms, Inc., a Texas non-profit corporation.



Vonda Farley  
Notary Public, State of Texas