

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 ELLIS §

**PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE
FOR
BLUEBONNET ESTATES RESIDENTIAL COMMUNITY, INC.**

This PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE (this "Certificate") is made on behalf of BLUEBONNET ESTATES RESIDENTIAL COMMUNITY, INC., a Texas non-profit corporation ("Association").

WITNESSETH:

WHEREAS, Lennar Homes of Texas Land and Construction, Ltd., a Texas limited partnership, as Declarant, executed and previously placed of record that certain Declaration of Covenants, Conditions and Restrictions for Bluebonnet Estates, recorded on March 16, 2020, under Instrument Number 2020-2008732 in the Official Public Records of Ellis 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 Bluebonnet Estates, Phases 1 and 2.

2. **Name and Mailing Address of the Association.** The name of the Association is Bluebonnet Estates Residential Community, 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 under Instrument Numbers 2020-2019390 (Phase 1) and 2020-2132957 (Phase 2), as

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

4. **Recording Data for the Declaration.** The recording data for the Declaration is recorded under Instrument Number 2020-2008732, along with any and all amendments and supplements recorded in the Official Public Records of Ellis 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@bluebonnetestateshoa.com.

6. **Website.** The Association's website may be found at <https://www.bluebonnetestateshoa.com/homepage.asp>.

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 capitalization 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@bluebonnetestateshoa.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:

**BLUEBONNET ESTATES
RESIDENTIAL COMMUNITY, INC.,**
a Texas non-profit corporation

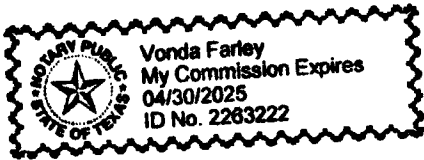
By: Legacy Southwest Property
Management, LLC

Its: Managing Agent

By: 
Danielle Lascalere, Community Manager

STATE OF TEXAS §
 §
COUNTY OF COLLIN §

This instrument was acknowledged before me on the 23 day of May, 2022 by Danielle Lascalere, Community Manager with Legacy Southwest Property Management, LLC, the Managing Agent of Bluebonnet Estates Residential Community, Inc., a Texas non-profit corporation.



Vonda Farley
Notary Public, State of Texas

FILED FOR RECORD - ELLIS COUNTY, TEXAS
INST NO. 2221510 on May 23, 2022 at 2:30 PM

MANAGEMENT CERTIFICATE

STATE OF TEXAS COUNTY OF ELLIS
I hereby certify this instrument was filed on the date
and time stamped hereon and was duly recorded in
the records of Ellis County, Texas as stamped hereon.
COUNTY CLERK, ELLIS COUNTY, TEXAS



Hughes Valley