

**SECOND AMENDED AND RESTATED MANAGEMENT CERTIFICATE  
OF  
ELLINGTON WOODS RESIDENTIAL COMMUNITY, INC.**

The undersigned, being an officer of Ellington Woods 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 CERTIFICATE AMENDS, RESTATES AND REPLACES IN ITS ENTIRETY ALL PREVIOUSLY RECORDED MANAGEMENT CERTIFICATES FOR ELLINGTON WOODS RESIDENTIAL COMMUNITY, INC., INCLUDING, BUT NOT LIMITED TO, THOSE RECORDED UNDER DOCUMENT NOS. 202300204734 AND 202400206165, OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS..

1. The name of the subdivision: Ellington Woods.
2. The name of the Association: Ellington Woods Residential Community, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: All that certain real property located in Dallas County, Texas, made subject to that certain Declaration of Covenants, Conditions and Restrictions for Ellington Woods, recorded under Document No. 202300204254 in the Official Public Records of Dallas 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: Ellington Woods Residential Community, Inc., c/o Legacy Southwest Property Management, 5600 Tennyson Parkway, Suite 270, Plano, Texas 75024.
6. The name, mailing address, telephone number, and email address of the person managing the Association:

Name:	Ellington Woods Residential Community, Inc., c/o Legacy Southwest Property Management
Mailing Address:	5600 Tennyson Parkway, Suite 270, Plano, TX 75024
Attn:	Danielle Lascalere
Telephone Number:	214-705-1615
Email Address:	<u><a href="mailto:Danielle@legacysouthwestpm.com">Danielle@legacysouthwestpm.com</a></u>

7. Website to access the Association's dedicatory instruments:  
[www.legacysouthwestpm.com](http://www.legacysouthwestpm.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 - \$200.00

Transfer Fee - \$150.00


Resale Certificate Fee - \$250.00

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.

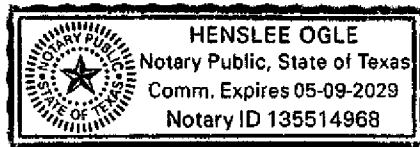
**ELLINGTON WOODS RESIDENTIAL COMMUNITY, INC.,**  
a Texas nonprofit corporation

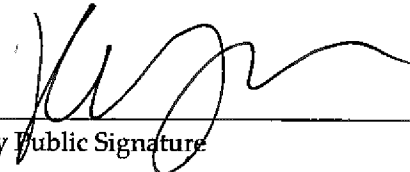
By:   
Printed Name: McGregor Bailey  
Title: Director

STATE OF TEXAS                   §  
   §  
COUNTY OF Dallas           §

This instrument was acknowledged before me on the 6<sup>th</sup> day of August, 2025, by McGregor Bailey, Director of Ellington Woods Residential Community, Inc., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

(SEAL)



  
Notary Public Signature

**AFTER RECORDING RETURN TO:**

Kristi E. Stotts, Esq.  
Winstead PC  
600 W. 5<sup>th</sup> Street, Suite 900  
Austin, Texas 78701  
Email: [kstotts@winstead.com](mailto:kstotts@winstead.com)

**ATTACHMENT 1**

1. Declaration of Covenants, Conditions and Restrictions for Ellington Woods, recorded under Document No. 202300204254 in the Official Public Records of Dallas County, Texas, as the same may be amended and/or supplemented from time to time.
  - a. First Amendment to Declaration of Covenants, Conditions and Restrictions for Ellington Woods, recorded under Document No. 202500008277 in the Official Public Records of Dallas County, Texas, as the same may be amended and/or supplemented from time to time.
2. Ellington Woods Community Manual, recorded under Document No. 202300204312 in the Official Public Records of Dallas County, Texas, as the same may be amended and/or supplemented from time to time.
3. Ellington Woods Adoption of Working Capital Assessment, recorded under Document No. 202300204393 in the Official Public Records of Dallas County, Texas.
4. Notice of Plat Recordation for Ellington Woods, recorded under Document No. 202400205633 in the Official Public Records of Dallas County, Texas.

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

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**Instrument Number:** 202500165483

eRecording - Real Property

Recorded On: August 07, 2025 12:16 PM

Number of Pages: 5

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**" Examined and Charged as Follows: "**

Total Recording: \$37.00

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**\*\*\*\*\* 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: 202500165483  
Receipt Number: 20250807000219  
Recorded Date/Time: August 07, 2025 12:16 PM  
User: Natasha R  
Station: Cc139

**Record and Return To:**

Simplifile



**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

A handwritten signature in black ink, appearing to be "JFW", is written over a horizontal line.