

After recording return to:

Robert D. Burton, Esq.

Preston A. Patten, Esq.

WINSTEAD PC

600 West 5th Street, Suite 900

Austin, Texas 78701

rburton@winstead.com



**MANAGEMENT CERTIFICATE
OF
LEGACY RESIDENTIAL COMMUNITY, INC.**

The undersigned, being an officer of Legacy Residential Community, Inc., and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

1. The name of the subdivision: Legacy.
2. The name of the association: Legacy Residential Community, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: All that certain real property situated in Galveston County, Texas, made subject to that certain Legacy Master Covenant [Residential], recorded under Document No. 2025006322, Official Public Records of Galveston County, Texas, as amended (collectively, the “**Covenant**”), pursuant to the recording of one or more Notices of Applicability.
4. The recording data for the Covenant and any amendments and/or supplements to thereto: See Attachment 1 to this Management Certificate.
5. The name and mailing address of the association: Legacy Residential Community, Inc., c/o First Service Residential, 14951 N. Dallas Pkwy, Suite 600, Dallas, TX 75254.
6. The name, mailing address, telephone number, and email address of the person managing the Association:

Name:	Legacy Residential Community, Inc. c/o First Service Residential
Attn:	Community Manager
Mailing Address:	14951 N. Dallas Pkwy, Suite 600, Dallas, TX 75254
Telephone Number:	214.871.9700
Email Address:	Mgmt-CertificateTXfsresidential.com

7. Website to access the Association's dedicatory instruments: <https://www.legacybyhillwood.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 - \$1,000.00

Community Enhancement Fee - Equal to the Transfer Price multiplied by one quarter of one percent (0.25%) unless the Transfer is excluded under Section 2.4.8 of the Community Enhancement Covenant.

Transfer Fee - \$250


Resale Certificate Fee - \$375

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

[SIGNATURE PAGE FOLLOWS]

This Certificate is effective as of the 26 day of March, 2025.

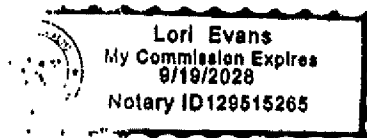
LEGACY RESIDENTIAL COMMUNITY, INC.,
a Texas nonprofit corporation

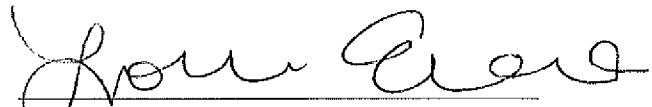
By: 
Name: Brian Gates
Title: President

THE STATE OF TEXAS §
 §
COUNTY OF Galveston §

This instrument was acknowledged before me on 26 day of March, 2025, by
Brian Gates, as President of Legacy Residential Community, Inc., a Texas nonprofit
corporation, on behalf of said nonprofit corporation.

[SEAL]




Notary Public Signature

ATTACHMENT 1

DESCRIPTION OF PROPERTY

1. Legacy Master Covenant [Residential], recorded under Document No. 2025006322, Official Public Records of Galveston County, Texas.
2. First Amendment to Legacy Master Covenant [Residential], recorded under Document No. 2025009583, Official Public Records of Galveston County, Texas.
3. Second Amendment to Legacy Master Covenant [Residential], recorded under Document No. 2025013749, Official Public Records of Galveston County, Texas
4. Legacy Development Area Declaration [Residential], recorded under Document No. 2025013791, Official Public Records of Galveston County, Texas.
5. Legacy Community Manual, recorded under Document No. 2025013826, Official Public Records of Galveston County, Texas.
6. Legacy Adoption of Working Capital Assessment, recorded under Document No. 2025013825, Official Public Records of Galveston County, Texas.
7. Legacy Community Enhancement Covenant, recorded under Document No. 2025013824, Official Public Records of Galveston County, Texas.

EXHIBIT "A"

MANAGEMENT CERTIFICATE
LEGACY RESIDENTIAL COMMUNITY, INC.

FILED AND RECORDED

Instrument Number: 2025013879

Recording Fee: 37.00

Number Of Pages: 5

Filing and Recording Date: 03/26/2025 4:08PM

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the OFFICIAL PUBLIC RECORDS of Galveston County, Texas.



A handwritten signature in black ink, reading "Dwight D. Sullivan". The signature is fluid and cursive, with the first and last names being more prominent.

Dwight D. Sullivan, County Clerk
Galveston County, Texas

NOTICE: It is a crime to intentionally or knowingly file a fraudulent court record or instrument with the clerk.

DO NOT DESTROY - *Warning, this document is part of the Official Public Record.*