
MARY LOUISE NICHOLSON
COUNTY CLERK

**AMENDED AND RESTATED MANAGEMENT CERTIFICATE
OF
PECAN MEADOWS RESIDENTIAL COMMUNITY, INC.**

The undersigned, being an officer or managing agent of Pecan Meadows 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 MAPLE TRAILS RESIDENTIAL COMMUNITY, INC. AND PECAN MEADOWS RESIDENTIAL COMMUNITY, INC., INCLUDING, BUT NOT LIMITED TO, THAT CERTAIN MANAGEMENT CERTIFICATE RECORDED UNDER DOCUMENT NO. D225103571, OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS.

1. The name of the subdivision: Pecan Meadows.
2. The name of the Association: Pecan Meadows Residential Community, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: All that certain real property located in Tarrant County, Texas, made subject to that certain Amended and Restated Declaration of Covenants, Conditions and Restrictions for Pecan Meadows, recorded under Document No. D225181072, in the Official Public Records of Tarrant 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: Pecan Meadows Residential Community, Inc., c/o Legacy Southwest Property Management, LLC, 5600 Tennyson Pkwy, Suite 270, Plano, Texas 75024.
6. The name, mailing address, telephone number, and email address of the person managing the Association:

Name:	Pecan Meadows Residential Community, Inc. c/o Legacy Southwest Property Management, LLC
Mailing Address:	5600 Tennyson Pkwy, Suite 270 Plano, Texas 75024
Attn:	Community Manager
Telephone Number:	214-705-1615

Email Address: propertymanager@prairiecreeknorthhoa.com

7. Website to access the Association's dedicatory instruments:
www.pecanmeadowshoa.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	-	\$175.00
Transfer Fee	-	\$150.00
Resale Certificate Fee:	-	\$375.00 - \$475.00

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.

**PECAN MEADOWS RESIDENTIAL COMMUNITY,
INC.,**

a Texas nonprofit corporation

By: 

Printed Name: Max Miller

Title: President

STATE OF TEXAS

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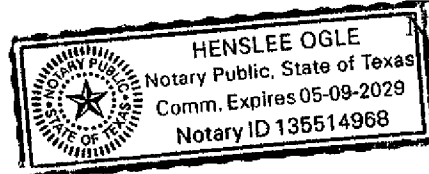
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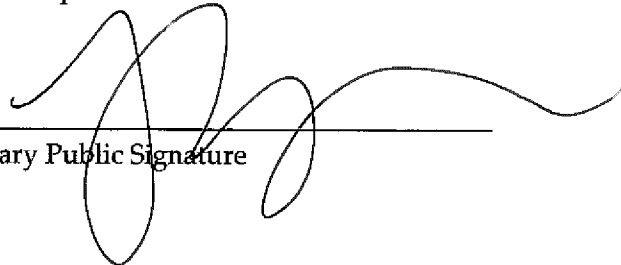
COUNTY OF Dallas

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This instrument was acknowledged before me on the 29 day of September, 2025, by Max Miller, President of Pecan Meadows 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. 5th Street, Suite 900

Austin, TX 78701

Email: kstotts@winstead.com

ATTACHMENT 1

1. Amended and Restated Declaration of Covenants, Conditions and Restrictions for Pecan Meadows, recorded under Document No. D225181072, in the Official Public Records of Tarrant County, Texas, as the same may be amended from time to time.
2. Pecan Meadows Amended and Restated Community Manual, recorded under Document No. D225182725, in the Official Public Records of Tarrant County, Texas, as the same may be amended and/or supplemented from time to time.
3. Pecan Meadows Amended and Restated Adoption of Working Capital Assessment, recorded under Document No. D225182674, in the Official Public Records of Tarrant County, Texas.
4. Notice of Plat Recordation for Pecan Meadows [Phase 1], recorded under Document No. D225181419, in the Official Public Records of Tarrant County, Texas.

*This Management Certificate does not purport to identify every publicly recorded document affecting the Subdivision, or to report every piece of information pertinent to the Subdivision. Rather, the purpose of this Management Certificate is to provide information sufficient for a title company or others to correctly identify the Subdivision and to contact the Association. No person should rely on this Management Certificate for anything other than instructions for identifying and contacting the Association.

ATTACHMENT 1

PECAN MEADOWS RESIDENTIAL COMMUNITY, INC.,
AMENDED AND RESTATED MANAGEMENT CERTIFICATE