

AFTER RECORDING RETURN TO:

Judd A. Austin, Jr.
Henry Oddo Austin & Fletcher, P.C.
1717 Main Street
Suite 4600
Dallas, Texas 75201

STATE OF TEXAS §
 §
COUNTY OF HUNT §

**PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE
FOR
HOMEOWNERS' ASSOCIATION OF LABEIN VILLAS, INC.**

This PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE (this "*Certificate*") is made on behalf of HOMEOWNERS' ASSOCIATION OF LABEIN VILLAS, INC., a Texas non-profit corporation ("*Association*").

WITNESSETH:

WHEREAS, the Owners of the Association executed and previously placed of record that certain Amended and Restated Declaration of Covenants, Conditions and Restrictions for Labein Villas, recorded on March 26, 2024, under Instrument No. 2024-05300 in the Official Public Records of Hunt 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 Greenville Labein Villas.
2. **Name and Mailing Address of the Association.** The name of the Association is Homeowners' Association of Labein Villas, Inc., and its mailing address is c/o Legacy Southwest Property Management, LLC ("*Legacy Southwest PM*"), 5600 Tennyson Pkwy. Ste 270, Plano, Texas 75024.

3. **Recording Data for the Subdivision.** The recording data for Greenville Labein Villas, an addition to the City of Greenville, Hunt County, Texas, is as follows: (i) Instrument No. 2022-26723 recorded in the Official Public Records of Hunt County, Texas, including replats thereto.

4. **Recording Data for the Declaration.** The recording data for the Declaration was recorded under Instrument No. 2024-05300, along with any and all amendments and supplements recorded in the Official Public Records of Hunt County, Texas.

5. **Name and Contact Information for the Association or the Managing Agent of the Association.** The current mailing address for the Association is c/o Legacy Southwest PM, 5600 Tennyson Pkwy. Ste 270, Plano, Texas 75024, telephone number is (214) 705-1615, and e-mail address is propertymanager@labeinvillashoa.com.

6. **Website.** The Association's website may be found at www.labeinvillashoa.com.

7. **Fees Due Upon Property Transfer.** Fees charged relating to a property transfer are: (i) \$150.00 - transfer fee; (ii) \$375.00 - resale certificate; and (iii) \$600.00 - working capital assessment 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 5600 Tennyson Pkwy. Ste 270, Plano, Texas 75024 or by e-mail at propertymanager@labeinvillashoa.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.

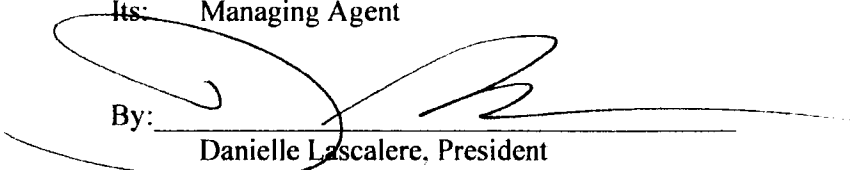
[SIGNATURE PAGE TO FOLLOW]

ASSOCIATION:

**HOMEOWNERS' ASSOCIATION
OF LABEIN VILLAS, INC.,
a Texas non-profit corporation**

By: Legacy Southwest Property
Management, LLC

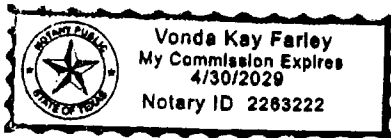
Its: Managing Agent

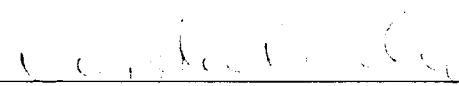
By: 
Danielle Lascalere, President

STATE OF TEXAS §

COUNTY OF COLLIN §

This instrument was acknowledged before me on the 27 day of October, 2011,
by Danielle Lascalere, President of Legacy Southwest Property Management, LLC, the Managing
Agent of Homeowners' Association of Labein Villas, Inc., a Texas non-profit corporation.




Notary Public, State of Texas

**THE STATE OF TEXAS
COUNTY OF HUNT**

I hereby certify that this instrument was FILED on the
date and time stamped hereon by me and was duly
RECORDED in the Records of Hunt County, Texas

2025-21613

11/21/2025 09:09:32 AM



A handwritten signature in black ink, reading "Becky Landrum". The signature is written in a cursive, flowing style.

Becky Landrum, County Clerk
Hunt, TX