

Denton County
Juli Luke
County Clerk

Instrument Number: 187433

ERecordings-RP

CERTIFICATE

Recorded On: October 12, 2021 10:19 AM

Number of Pages: 4

" Examined and Charged as Follows: "

Total Recording: \$38.00

***** THIS PAGE IS PART OF THE INSTRUMENT *****

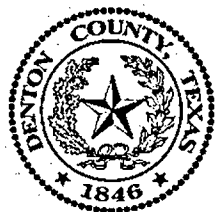
Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 187433
Receipt Number: 20211012000502
Recorded Date/Time: October 12, 2021 10:19 AM
User: Linda N
Station: D1ZP6182

Record and Return To:

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STATE OF TEXAS
COUNTY OF DENTON

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 Denton County, Texas.

Juli Luke
County Clerk
Denton County, TX

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 DENTON §

**PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE
FOR
THE VILLAGES OF CARMEL HOMEOWNERS' ASSOCIATION,
INC.**

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

WITNESSETH:

WHEREAS, that certain Consolidated and Amended Master Declaration of Covenants, Conditions and Restrictions for The Villages of Carmel, was filed on May 9, 2019, as Instrument No. 2019-53080 in the Official Public Records of Denton County, Texas (the "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 subject to the Declaration is The Villages of Carmel: Phase I, Phase 2A, Phase 2B, Phase 2C, Phase III, Phase 4A, Phase B, Phase 5A, Phase 5B.

2. **Name and Mailing Address of the Association.** The name of the Association is The Villages of Carmel Homeowners' Association, 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 plats is as follows: (i) Cabinet W, Page 637; (ii) Document No. 2013-365; (iii) Document No. 2014-3; (iv) Document No. 2015-186; (v) Cabinet X, Page 253; (vi) Document No. 2016-162; (vii) Document No. 2017-426; (viii) Document No. 2017-167; and (ix) Document No. 2018-39, all in the Map or Plat Records of Denton County, Texas.

4. **Recording Data for the Declaration.** The recording data for the Declaration is Instrument No. 2019-53080 in the Official Public Records of Denton 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@villagesofcarmelhoa.com.

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

7. **Fees Due Upon Property Transfer.** Fees charged relating to a property transfer are: (i) \$150.00 - transfer fee; (ii) \$250.00 - resale certificate fee; and (iii) \$300.00 - 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@villagesofcarmelhoa.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:

**THE VILLAGES OF CARMEL
HOMEOWNERS' ASSOCIATION, 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 12 day of October, 2021, by Danielle Lascalere, Community Manager with Legacy Southwest Property Management, LLC, the Managing Agent of The Villages of Carmel Homeowners' Association, Inc., a Texas non-profit corporation.



Vonda Farley
Notary Public, State of Texas