

**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 ELLIS       §

**PROPERTY OWNERS' ASSOCIATION  
MANAGEMENT CERTIFICATE  
FOR  
THE ESTATES OF GARDEN VALLEY HOMEOWNERS  
ASSOCIATION, INC.**

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

**WITNESSETH:**

**WHEREAS**, Bethany/Garden Valley, LTD., a Texas limited partnership, as Declarant, executed and previously placed of record that certain Declaration of Covenants, Conditions and Restrictions for The Estates of Garden Valley, recorded on September 14, 2007, in Volume 02338, Page 0903 of the Official Public Records of Ellis 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 the subject of the Declaration is The Estates of Garden Valley.
  
2.     **Name and Mailing Address of the Association.** The name of the Association is The Estates of Garden Valley 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 is as Cabinet H, Pages 419-422 of the Map or Plat Records of Ellis County, Texas.

4. **Recording Data for the Declaration.** The recording data for the Declaration is Volume 2493, Page 115, as amended by instruments recorded in Volume 2634, Page 236 and Volume 2800, Page 1368 in the Official Public Records of Ellis 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@estatesofgardenvalleyhoa.com](mailto:propertymanagement@estatesofgardenvalleyhoa.com).

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

7. **Fees Due Upon Property Transfer.** Fees charged relating to a property transfer are: (i) \$150.00 - transfer fee; and (ii) \$250.00 - resale certificate 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@estatesofgardenvalleyhoa.com](mailto:propertymanagement@estatesofgardenvalleyhoa.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 ESTATES OF GARDEN VALLEY  
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 4th day of October, 2021, by Danielle Lascalere, Community Manager with Legacy Southwest Property Management, LLC, the Managing Agent of The Estates of Garden Valley Homeowners Association, Inc., a Texas non-profit corporation.



Vonda Farley  
Notary Public, State of Texas