

**Denton County  
Juli Luke  
County Clerk**

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**Instrument Number:** 182132

ERecordings-RP

CERTIFICATE

Recorded On: October 04, 2021 09:29 AM

Number of Pages: 4

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**" Examined and Charged as Follows: "**

Total Recording: \$38.00

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**\*\*\*\*\* 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: 182132  
Receipt Number: 20211004000189  
Recorded Date/Time: October 04, 2021 09:29 AM  
User: Darcey B  
Station: Station 21

**Record and Return To:**

Corporation Service Company



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  
MUSTANG PARK OWNERS ASSOCIATION, INC.**

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

**WITNESSETH:**

**WHEREAS**, Mustang LLC, a Texas limited liability company, as the initial Declarant, executed and previously placed of record that certain Declaration of Covenants, Conditions and Restrictions for Mustang Park Phase Five, recorded on April 19, 2013, under Instrument No. 2013-46826 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 Mustang Park Phases Three, Four, Five, Six, Seven, Eight, and Nine.
2.     **Name and Mailing Address of the Association.** The name of the Association is Mustang Park Owners 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 follows: (i) Mustang Park, Phase Three, an Addition to the City of Carrollton, Denton County,

Texas, according to the Plat thereof recorded as Instrument No. 2013-76 of the Map or Plat Records of Denton County, Texas; (ii) Mustang Park, Phase Four, an Addition to the City of Carrollton, Denton County, Texas, according to the Plat thereof recorded as Instrument No. 2012-257 of the Map or Plat Records of Denton County, Texas; (iii) Mustang Park, Phase Five an Addition to the City of Carrollton, Denton County, Texas, according to the Plat thereof recorded as Instrument No. 2013-74 of the Map or Plat Records of Denton County, Texas; (iv) Mustang Park, Phase Six, an Addition to the City of Carrollton, Denton County, Texas, according to the Plat thereof recorded as Instrument No. 2013-306 of the Map or Plat Records of Denton County, Texas; (v) Mustang Park, Phase Seven an Addition to the City of Carrollton, Denton County, Texas, according to the Plat thereof recorded as Instrument No. 2014-127 of the Map or Plat Records of Denton County, Texas; (vi) Mustang Park, Phase Eight an Addition to the City of Carrollton, Denton County, Texas, according to the Plat thereof recorded as Instrument No. 2014-11 of the Map or Plat Records of Denton County, Texas; and (vii) Mustang Park, Phase Nine an Addition to the City of Carrollton, Denton County, Texas, according to the Plat thereof recorded as Instrument No. 2014-424 of the Map or Plat Records of Denton County, Texas.

4. **Recording Data for the Declaration.** The Declaration was filed on April 19, 2013, as Instrument No. 2013-46826 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@mustangparkhoa.com](mailto:propertymanagement@mustangparkhoa.com).

6. **Website.** The Association's website may be found at <https://www.mustangparkhoa.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

**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:**

**MUSTANG PARK OWNERS  
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 27 day of September, 2021, by Danielle Lascalere, Community Manager with Legacy Southwest Property Management, LLC, the Managing Agent of Mustang Park Owners Association, Inc., a Texas non-profit corporation.



  
Notary Public, State of Texas