

  
MARY LOUISE NICHOLSON  
COUNTY CLERK

**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 TARRANT   §

**PROPERTY OWNERS' ASSOCIATION  
MANAGEMENT CERTIFICATE  
FOR  
BRIDGES OF DEER CREEK  
HOMEOWNERS ASSOCIATION, INC.**

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

**W I T N E S S E T H :**

**WHEREAS**, LGI Crowley Land Partners, LLC, a Texas limited liability company, as the Declarant, executed and previously placed of record that certain Declaration of Covenants, Conditions and Restrictions for Bridges of Deer Creek, recorded on January 22, 2015, under Instrument No. D215014443 in the Official Public Records of Tarrant 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 Bridges, Phases 1, 2, 3B, 3C, 4A, and 4B.
2.     **Name and Mailing Address of the Association.** The name of the Association is Bridges of Deer Creek Homeowners Association, 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 The Bridges, an addition to the City of Fort Worth, Tarrant County, Texas, is recorded in Volume 2014, Page 268743, under Instrument No. D216251145 (Phase 1), under Instrument No. D217061290 (Phase 2), under Instrument No. D218114954 (Phase 3B), under Instrument No. D217158879 (Phase 3C), under Instrument Nos. D218255913 and D220127679 (Phase 4A), under Instrument No. D218165102 (Phase 4B), of the Plat or Map Records of Tarrant County, Texas, including replats thereof.

4. **Recording Data for the Declaration.** The recording data for the Declaration was recorded under Instrument No. D215014443, along with any and all amendments and supplements recorded in the Official Public Records of Tarrant 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 (214) 705-1615, and e-mail at [propertymanagement@bridgesofdeercreekhoa.com](mailto:propertymanagement@bridgesofdeercreekhoa.com).

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

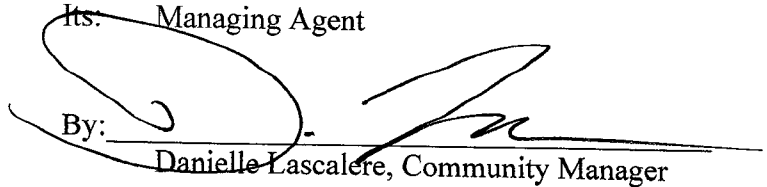
8. **Resale Certificates and Other Information.** Resale Certificates and other information regarding the Association may be requested by contacting the Association c/o Legacy Southwest PM via <http://www.legacysouthwestpm.com/>. The telephone number for Legacy Southwest PM is (214) 705-1615. Alternatively, you may contact the office for Legacy Southwest PM at 5600 Tennyson Pkwy. Ste 270, Plano, Texas 75024 or by e-mail at [propertymanagement@bridgesofdeercreekhoa.com](mailto:propertymanagement@bridgesofdeercreekhoa.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:

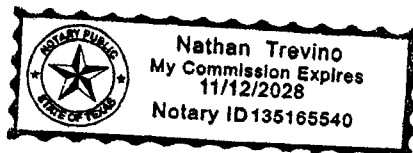
**BRIDGES OF DEER CREEK  
HOMEOWNERS ASSOCIATION, INC.,**  
a Texas non-profit corporation

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 10<sup>th</sup> day of September, 2025, by Danielle Lascalere, Community Manager with Legacy Southwest Property Management, LLC, the Managing Agent of Bridges of Deer Creek Homeowners Association, Inc., a Texas non-profit corporation.



  
Notary Public, State of Texas

MANAGEMENT CERTIFICATE