

MANAGEMENT CERTIFICATE
OF
MONTCLAIRE RESIDENTIAL COMMUNITY, INC.

The undersigned, being an officer of Montclair Residential Community, Inc., and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

1. The name of the subdivision: Montclair.
2. The name of the Association: Montclair Residential Community, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: That certain real property in the City of Weatherford, Parker County, Texas, made subject to that certain Declaration of Covenants, Conditions and Restrictions for Montclair, recorded as Document No. 202134669 in the Official Public Records of Parker County, Texas, as the same may be amended from time to time (the "**Declaration**").
4. The recording data for the Declaration and any amendments to the Declaration: See Attachment 1 to this Management Certificate.
5. The name and mailing address of the Association: Montclair Residential Community, Inc., c/o Legacy Southwest Property Management, LLC, 8668 John Hickman Parkway, Suite 801, Frisco, Texas 75034.
6. The name, mailing address, telephone number, and email address of the person managing the Association:

Name: Legacy Southwest Property Management, LLC
Attn.: Danielle Lascalere
Mailing Address: 8668 John Hickman Parkway, Suite 801, Frisco, Texas
75034
Telephone Number:: 214-705-1615
Email Address: Danielle@legacysouthwestpm.com

7. Website to access the Association's dedicatory instruments: website:
www.montclairtxhoa.com
8. Amount and description of fees related to property transfer in the subdivision: The Association fees are in the following amounts:

Working Capital Assessment - \$500.00

Transfer Fee - \$150.00

Resale Certificate Fee - \$250.00

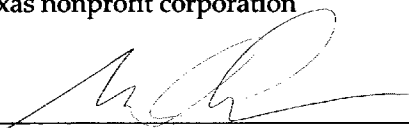
The Association fees cover all costs that the Association incurs related to a property transfer in the subdivision.

EXECUTED to be effective on the date this instrument is Recorded.

[SIGNATURE PAGE FOLLOWS]

EXECUTED to be effective on the date this instrument is Recorded.

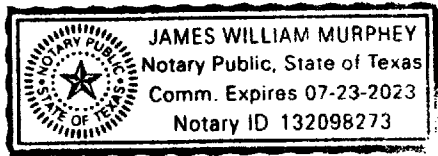
MONTCLAIRE RESIDENTIAL COMMUNITY, INC.,
a Texas nonprofit corporation

By: 
Name: Mark Allen
Title: President

STATE OF TEXAS §
 §
COUNTY OF TARRANT §

This instrument was acknowledged before me on the 1 day of September, 2021, by Mark Allen, the President of Montclair Residential Community, Inc., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

(SEAL)




Notary Public Signature

AFTER RECORDING RETURN TO:
Robert D. Burton, Esq.
Winstead PC
401 Congress Avenue, Suite 2100
Austin, Texas 78701
Email: rburton@winstead.com

ATTACHMENT 1

1. Declaration of Covenants, Conditions and Restrictions for Montclair, recorded as Document No. 202134669 in the Official Public Records of Parker County, Texas.
2. Montclair Community Manual, recorded as Document No. 202135248 in the Official Public Records of Parker County, Texas.
3. Montclair Adoption of Working Capital Assessment, recorded as Document No. 202135247 in the Official Public Records of Parker County, Texas.

ATTACHMENT 1

MONTCLAIRE RESIDENTIAL COMMUNITY, INC.
MANAGEMENT CERTIFICATE

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS



Lila Deakle

202137707
09/24/2021 10:49:53 AM
Fee: \$38.00
Lila Deakle, County Clerk
Parker County, Texas
CERTIFICAT