

Denton County
Juli Luke
County Clerk

Instrument Number: 182196

ERecordings-RP

CERTIFICATE

Recorded On: October 04, 2021 09:55 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: 182196
Receipt Number: 20211004000170
Recorded Date/Time: October 04, 2021 09:55 AM
User: Melissa K
Station: Station 41

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
THE SHOPS AT PRESTONWOOD
HOMEOWNERS' ASSOCIATION, INC.**

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

WITNESSETH:

WHEREAS, The Shops at Prestonwood, LP, a Texas limited partnership, as Declarant, executed and previously placed of record that certain Declaration of Covenants, Conditions and Restrictions for The Shops at Prestonwood, recorded on December 3, 2007, under Instrument No. 2007-139512 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 the subject of the Declaration is The Shops at Prestonwood Phase 1.

2. **Name and Mailing Address of the Association.** The name of the Association is The Shops at Prestonwood 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 includes that tract of land located in the City of Carrollton, City of Plano and Town of Hebron, Denton County, Abstract No. 882, being all that 3.261 acre tract of land conveyed to Fred D. Holt, III and Karen A. Holt as recorded in Volume 1409, Page 133, Denton County Deed Records, being all of Lot 3, Block A, Plano/544 Business Park Addition, and addition to the City of Plano as recorded in Cabinet N, Page 207, Denton County Plat Records, being part of that 26.620 acre tract of land conveyed to the Grady Irrevocable Trust as recorded in Document No. 94-R088516, Denton County Deed Records, being all that 1.916 acre tract of land conveyed to John Oliver Grady and Kathleen Lois Grady as recorded in volume 1024, Page 158, Denton county Deed Records, being all that 0.992 acre tract of land conveyed to W.A. Grady as recorded in Volume 290, Page 405 and Mary L. Grady as recorded in Volume 4 78, Page 210, Cabinet Y, Page 56 and recorded under Instrument No. 132034 (Phase 1), in the Plat/Map Records, Denton County, Texas.

4. **Recording Data for the Declaration.** The recording data for the Declaration is recorded under Instrument No. 2007-139512, the Amendment to the Declaration recorded under Instrument No. 2012-71691, the Second Amendment to the Declaration recorded under Instrument No. 2018-40249, the Third Amendment to the Declaration recorded under Instrument No. 2020-6377, along with any and all amendments and supplements recorded 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@shopsatprestonwoodhoa.com.

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

7. **Fees Due Upon Property Transfer.** Fees charged relating to a property transfer are: (i) \$100.00 - 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@shopsatprestonwoodhoa.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 SHOPS AT PRESTONWOOD
HOMEOWNERS ASSOCIATION, INC.,
a Texas non-profit corporation**

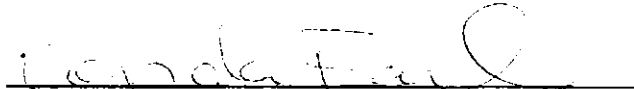
By: Legacy Southwest Property
Management, LLC
Its: Managing Agent

By: 
Danielle Lascalere, Community Manager

STATE OF TEXAS §
 §
COUNTY OF COLLIN §

This instrument was acknowledged before me on the 27 day of September, 2021, by Danielle Lascalere, Community Manager with Legacy Southwest Property Management, LLC, the Managing Agent of The Shops at Prestonwood Homeowners' Association, Inc., a Texas non-profit corporation.




Notary Public, State of Texas