

**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 COLLIN      §

**PROPERTY OWNERS' ASSOCIATION**  
**MANAGEMENT CERTIFICATE**  
**FOR**  
**NORTH CREEK MCKINNEY**  
**HOMEOWNERS ASSOCIATION, INC.**

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

**WHEREAS**, Fraser North Creek McKinney, a Texas limited liability company, as the Declarant, executed and previously placed of record that certain Declaration of Covenants, Conditions and Restrictions for North Creek McKinney on February 28, 2023, under Instrument No. 2023-000019548 in the Official Public Records of Collin County, Texas ("*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 North Creek Estates Phase 1.

2.     **Name and Mailing Address of the Association.** The name of the Association is North Creek McKinney 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 North Creek, an addition to the City of McKinney, Collin County, Texas, is recorded as Instrument No. 2023-0100000087 (Phase 1), in the Official Public Records of Collin County, Texas, including all amendments thereof and supplements thereto.

4. **Recording Data for the Declaration.** The recording data for the Declaration was recorded under Instrument No. 2023-000019548, along with any and all amendments and supplements recorded in the Official Public Records of Collin 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, 8668 John Hickman Parkway, Suite 801, Frisco, Texas 75034, telephone number is (214) 705-1615, and e-mail address is [propertymanager@northcreekmckinneyhoa.com](mailto:propertymanager@northcreekmckinneyhoa.com).

6. **Website.** The Association's website may be found at [www.northcreekmckinneyhoa.com](http://www.northcreekmckinneyhoa.com).

7. **Fees Due Upon Property Transfer.** Fees charged relating to a property transfer are:

Type of Property Transfer	Dollar Amount
Resale Certificate	\$375.00-\$475.00
Transfer Fee	\$150.00
Capitalization Fee	\$425.00

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 [www.legacysouthwestpm.com/](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 e-mail at [propertymanager@northcreekmckinneyhoa.com](mailto:propertymanager@northcreekmckinneyhoa.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:**

**NORTH CREEK MCKINNEY  
HOMEOWNERS ASSOCIATION, INC.,  
a Texas non-profit corporation**

By: Legacy Southwest Property  
Management, LLC

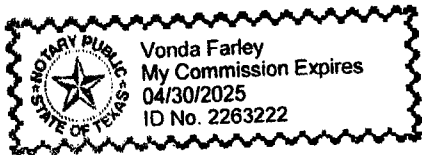
Its: Managing Agent

By:

  
Danielle Lascalere, Managing Agent

STATE OF TEXAS       §  
                                  §  
COUNTY OF COLLIN   §

This instrument was acknowledged before me on the 26 day of March, 2024  
by Danielle Lascalere, Community Manager with Legacy Southwest Property Management, LLC, the  
Managing Agent of North Creek McKinney Homeowners Association, Inc., a Texas non-profit  
corporation.



Vonda Farley  
Notary Public, State of Texas

**Collin County  
Honorable Stacey Kemp  
Collin County Clerk**

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**Instrument Number:** 2024000034596

eRecording - Real Property

HOMEOWNERS ASSOC DOCS

Recorded On: March 26, 2024 03:16 PM

Number of Pages: 4

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

Total Recording: \$33.00

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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: 2024000034596

Receipt Number: 20240326000743

Recorded Date/Time: March 26, 2024 03:16 PM

User: Patricia B

Station: Station 2

**Record and Return To:**

CSC



**STATE OF TEXAS  
COUNTY OF COLLIN**

**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 Public Records of Collin County, Texas.**

Honorable Stacey Kemp  
Collin County Clerk  
Collin County, TX

