

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
TOWNHOMES AT PLANO GATEWAY
HOMEOWNERS ASSOCIATION**

This PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE ("*Certificate*") is made on behalf of TOWNHOMES AT PLANO GATEWAY HOMEOWNERS ASSOCIATION, a Texas non-profit corporation ("*Association*").

WHEREAS, Beazer Homes Texas, L.P., a Delaware limited partnership, as the Declarant, executed and previously placed of record that certain Declaration of Covenants, Conditions and Restrictions for Townhomes at Plano Gateway on January 20, 2022, under Instrument No. 2022-0120000105750 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 Plano Gateway -Phase 1.

2. **Name and Mailing Address of the Association.** The name of the Association is Townhomes at Plano Gateway Homeowners Association, 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 Townhomes at Plano Gateway, an addition to the City of Plano, Collin County, Texas, is recorded as Instrument No. 20220211010000490 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. 2022-0120000105750 and Instrument No. 2023000006894 (First Amendment), 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 ivori@legacysouthwestpm.com.

6. **Website.** The Association's website may be found at www.planogatewayhoa.com.

7. **Fees Due Upon Property Transfer.** Fees charged relating to a property transfer are: (i) \$150.00 - transfer fee, (ii) \$600.00 - capitalization fee, and (iii) \$350.00 - 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 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 ivori@legacysouthwestpm.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:

**TOWNHOMES AT PLANO GATEWAY
HOMEOWNERS ASSOCIATION,
a Texas non-profit corporation**

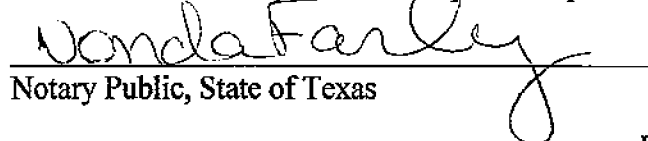
By: Legacy Southwest Property
Management, LLC
Its: Managing Agent

By: 
Danielle Lascalere, Community Manager

STATE OF TEXAS §
 §
COUNTY OF COLLIN §

This instrument was acknowledged before me on the 26th day of February, 2023, by Danielle Lascalere, Community Manager with Legacy Southwest Property Management, LLC, the Managing Agent of Townhomes at Plano Gateway Homeowners Association, a Texas non-profit corporation.




Notary Public, State of Texas

MANAGEMENT CERTIFICATE

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

Instrument Number: 2023000020796

eRecording - Real Property

HOMEOWNERS ASSOC DOCS

Recorded On: March 02, 2023 11:03 AM

Number of Pages: 3

" Examined and Charged as Follows: "

Total Recording: \$30.00

******* 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: 2023000020796
Receipt Number: 20230301000508
Recorded Date/Time: March 02, 2023 11:03 AM
User: Kristen M
Station: Workstation cck028

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