

Denton County
Juli Luke
County Clerk

Instrument Number: 21577

ERecordings-RP

CORRECTION

Recorded On: February 10, 2022 12:50 PM

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: 21577
Receipt Number: 20220210000392
Recorded Date/Time: February 10, 2022 12:50 PM
User: Terri B
Station: Station 20

Record and Return To:

Simplifile



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

**AMENDED AND RESTATED MANAGEMENT CERTIFICATE
OF
LEGACY RANCH RIDGE HOMEOWNERS
ASSOCIATION, INC.**

The undersigned, being an officer of Legacy Ranch Homeowners Association, Inc. (the "Association") and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

THIS CERTIFICATE AMENDS, RESTATES AND REPLACES IN ITS ENTIRETY THAT CERTAIN LEGACY RANCH HOMEOWNERS ASSOCIATION, INC. MANAGEMENT CERTIFICATE, RECORDED AS DOCUMENT NO. 75562 IN THE OFFICIAL PUBLIC RECORDS OF DENTON COUNTY, TEXAS.

1. The name of the subdivision: Legacy Ranch
2. The name of the association: Legacy Ranch Homeowners Association, Inc., a Texas non-profit corporation.
3. The recording data for the subdivision: That real property in Denton County, Texas, as described in Exhibit "A" to that certain Declaration of Covenants, Conditions and Restrictions for Legacy Ranch Homeowners Association, Inc., recorded under Document No. 75562 Official Public Records of Denton County, Texas (the "**Declaration**").
4. The recording data for the Declaration with any amendments and/or supplements to the Declaration: The recording data for the Declaration and any amendments and supplements thereto, are particularly described on Exhibit "A" attached hereto and incorporated herein by reference.
5. The name and mailing address of the Association: Legacy Ranch Homeowners Association, Inc. c/o Property Management Group, LLC, 10340 Alta Vista Road, Fort Worth, TX 76244, Attn: Dawn Kelly.
6. The name, mailing address, telephone number, and email address of the person managing the association:

Name:	Property Management Group, LLC
Attn:	Dawn Kelly
Mailing Address:	10340 Alta Vista Road Unit C, Fort Worth, TX 76244
Telephone Number:	817.337.1221
Email Address:	DKelly@PropertyManagementGroup.org; CustomerService@PropertyManagementGroup.org

7. Website to access the association's dedicatory instruments: <http://legacyranchjustintx.com>
8. Amount and description of fees related to property transfer in the subdivision: The association fees are in the following amounts:

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.

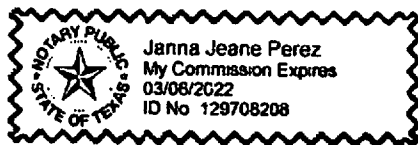
LEGACY RANCH HOMEOWNERS ASSOCIATION, INC.,
a Texas non-profit corporation

By: Dawn Kelly
Name: Dawn Kelly
Title: Authorized Agent

STATE OF TEXAS §
 §
COUNTY OF Tarrant §

This instrument was acknowledged before me this 6th day of January, 2022 by Dawn Kelly Authorized Agent of Legacy Ranch Homeowners Association, Inc., a Texas non-profit corporation, on behalf of said non-profit corporation.

[SEAL]



Janna Jeane Perez
Notary Public Signature

AFTER RECORDING RETURN TO:
PROPERTY MANAGEMENT
GROUP, LLC
10340 ALTA VISTA ROAD UNIT C
FORT WORTH, TX 76244
DKELLY@PROPERTYMANAGEMENTGROUP.ORG

EXHIBIT "A"

RECORDING DATA FOR THE DECLARATION AND RELATED DOCUMENTS

1. Declaration of Covenants, Conditions and Restrictions for Legacy Ranch Homeowners Association, recorded as Document No. 75562 on June 29, 2018, Official Public Records of Denton County, Texas.
2. Notice of Filing of Dedicatory Instruments: Second Amendment to Development Agreement for Legacy Ranch Homeowners Association, recorded as Document No. 89439 on July 31, 2018, Official Public Records of Denton County, Texas.