


MARY LOUISE NICHOLSON
COUNTY CLERK

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 TARRANT §

**PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE
FOR
BEDFORD SQUARE HOMEOWNER'S ASSOCIATION, INC.**

This PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE (this "Certificate") is made on behalf of BEDFORD SQUARE HOMEOWNER'S ASSOCIATION, INC., a Texas non-profit corporation (the "Association").

W I T N E S S E T H :

WHEREAS MEGATEL BEDFORD VDL, LLC, a Texas limited liability company, as Declarant, executed and previously placed of record that certain Declaration of Covenants, Conditions and Restrictions for Bedford Square Homeowners Association, Inc., filed on July 9, 2015, as Instrument No. D215148600 of the Official Public Records of Tarrant 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 Bedford Square.

2. **Name and Mailing Address of the Association.** The name of the Association is Bedford Square Homeowner's 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 Bedford Square, an addition to the City of Bedford, Tarrant County, Texas, was recorded under Instrument No. D214004390 in the Map/Plat Records, Tarrant County, Texas.

4. **Recording Data for the Declaration.** The Declaration was recorded on July 9, 2015, under Instrument No. D215148600, along with any and all amendments and supplements recorded in the Official Public Records of Tarrant 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 (214) 705-1615, and e-mail at propertymanagement@bedfordsquarehoa.com.

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

7. **Fees Due Upon Property Transfer.** Fees charged relating to a property transfer are: (i) \$150.00 - transfer fee; (ii) \$250.00 - resale certificate; and (iii) \$292.50 - capitalization 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 e-mail at propertymanagement@bedfordsquarehoa.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:

**BEDFORD SQUARE
HOMEOWNER'S ASSOCIATION, INC.,**
a Texas non-profit corporation

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

By: 

Danielle Lascalere, President

STATE OF TEXAS §
 §
COUNTY OF COLLIN §

This instrument was acknowledged before me on the 20th day of September, 2021, by Danielle Lascalere, President of Legacy Southwest Property Management, LLC, the Managing Agent of Bedford Square Homeowner's Association, Inc., a Texas non-profit corporation.



Vonda Farley
Notary Public, State of Texas