

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 COLLIN §

**PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE
FOR
ARCADIA FARMS COMMUNITY ASSOCIATION, INC.**

This PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE (this "*Certificate*") is made on behalf of ARCADIA FARMS COMMUNITY ASSOCIATION, INC., a Texas non-profit corporation ("*Association*").

W I T N E S S E T H :

WHEREAS, Lennar Homes of Texas Land and Construction, Ltd., a Texas limited partnership, as Declarant, executed and placed of record that certain Declaration of Covenants, Conditions and Restrictions for Arcadia Farms, recorded on December 21, 2017, under Instrument Number 20171221001687260 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 Arcadia Farms Phases 1A, 1B, 2A, 2B, 3, 4, 5, 6, 7, 8, and 9.

2. **Name and Mailing Address of the Association.** The name of the Association is Arcadia Farms Community 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 is recorded under Instrument Number 20171227010006060 (Phase 1A); under Instrument Number

20180425010001760 (Phase 1B); under Instrument Number 20171227010006050 (Phase 2A); under Instrument Number 20180425010001770 (Phase 2B); under Instrument Number 20191211010005360 (Phase 3); under Instrument Number 20191122010005110 (Phase 4); under Instrument Number 20211004010003480 (Phase 5); under Instrument Number 20210430010001550 (Phase 6); under Instrument Number 20210707010002480 (Phase 7); under Instrument Number 20190430010002030 (Phase 8); under Instrument Number 20190627010002750 (Phase 9), as amended or revised and including any replats thereof, in the Map/Plat Records or Official Public Records of Collin County, Texas.

4. **Recording Data for the Declaration.** The recording data for the Declaration is recorded under Instrument Number 20171221001687260 and under Instrument Number 20190718000844460 (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 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@arcadiafarmshoa.com.

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

7. **Fees Due Upon Property Transfer.** Fees charged relating to a property transfer are: (i) up to \$375.00 as resale certificate fee; (ii) up to \$75.00 as update fee - resale certificate; (iii) up to \$300.00 as transfer fee; and (iv) up to \$175.00 as working capital fee.

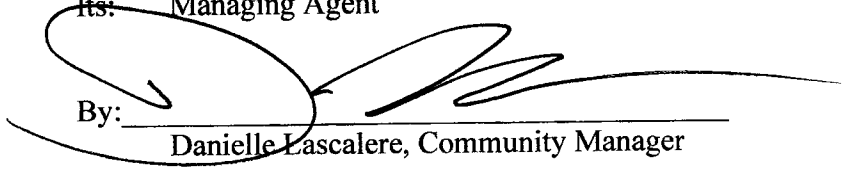
8. **Resale Certificates and Other Information.** Resale Certificates and other information regarding the Association may be requested by contacting the Association c/o Legacy Southwest PM via <http://www.legacysouthwestpm.com/>. The telephone number for Legacy Southwest PM is (214) 705-1615. Alternatively, you may contact the office for Legacy Southwest PM at 8668 John Hickman Parkway, Suite 801, Frisco, Texas 75034 or by email at propertymanagement@arcadiafarmshoa.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:

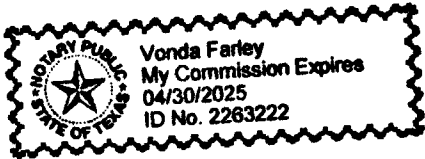
**ARCADIA FARMS
COMMUNITY ASSOCIATION, INC.,**
a Texas non-profit corporation

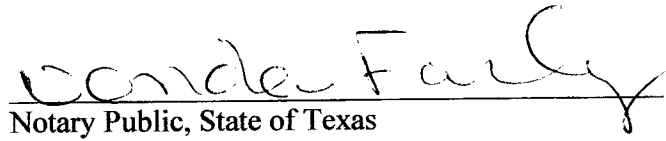
By: Legacy Southwest Property
Management, LLC
Its: Managing Agent

By: 
Danielle Lascalere, Community Manager

STATE OF TEXAS §
 §
COUNTY OF COLLIN §

This instrument was acknowledged before me on the 27th day of May, 2022, by Danielle Lascalere, Community Manager with Legacy Southwest Property Management, LLC, the Managing Agent of Arcadia Farms Community Association, Inc., a Texas non-profit corporation.




Notary Public, State of Texas

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

Instrument Number: 2022000085470

eRecording - Real Property

HOMEOWNERS ASSOC DOCS

Recorded On: May 31, 2022 12:40 PM

Number of Pages: 4

" Examined and Charged as Follows: "

Total Recording: \$34.00

******* 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: 2022000085470

Receipt Number: 20220531000238

Recorded Date/Time: May 31, 2022 12:40 PM

User: Shannon C

Station: cck077

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