

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS



Dana DeBeauvoir

Dana DeBeauvoir, County Clerk
Travis County, Texas

Oct 05, 2021 08:41 AM Fee: \$34.00

2021222025

Electronically Recorded

STATE OF TEXAS
COUNTY OF TRAVIS

PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE
for
LEGEND OAKS HOMEOWNERS ASSOCIATION 2, INC.

The undersigned Association gives notice in accordance with Texas Property Code §209.004.

1. Legal name of owners association: Legend Oaks Homeowners Association 2, Inc.
2. Name of project or subdivision: Legend Oaks 2
3. Recording data for subdivision: See Exhibit A.
4. Recording data for the declaration and any/all amendments: See Exhibit A.
5. Contact information for association's managing agent:

Name: Goodwin Management, Inc.
Mailing address: 11950 Jollyville Road, Austin, TX 78759
Phone number: 855-289-6007
Email address: info@goodwintx.com

6. Association website: www.goodwintx.com

7. Amount and description of all fees or charges by the association relating to a property transfer:
\$375 resale certificate; \$75 resale certificate update; \$30 service fee; compliance inspection fee \$120; \$250 transfer fee (association); \$275 transfer fee (management).

Please plan ahead when ordering a resale certificate or update, by law the association has **10 business days** to provide the information once the request is received. The resale certificate is a detailed document containing significant amounts of information including lot-specific information, and takes time to compile. The association has no duty to offer "rush" service. Should the association elected offer "rush" or other expedited resale certificate processing, a fee for performing the service in an accelerated timeframe may be charged. This is a fee not related to transfer of a lot but related to providing a service at an accelerated rate over and above that required by law. Any rush fee will not exceed \$300 for 1-day rush; \$200 for 3-day rush; \$100 for 5-day rush.

Prospective purchasers are advised to independently examine the Declaration, Bylaws, and all other governing documents of Association, together with obtaining an official Resale Certificate and performing a comprehensive physical inspection of the property and common areas, prior to purchase. The purpose of this certificate is to provide information sufficient for a title company to correctly identify the community and to contact its governing association. This certificate does not purport to identify every publicly recorded document affecting the property, or to report every piece of information pertinent to the property. No person should rely on this certificate for anything other than instructions for contacting the association in connection with the transfer of title to a home in the subdivision. The registered agent for the association is on file with the Texas Secretary of State.

This certificate is filed of record in the county where the above-described project is located. It will be valid until a management certificate is filed of record or until a termination of this management certificate is filed of record, whichever is sooner.

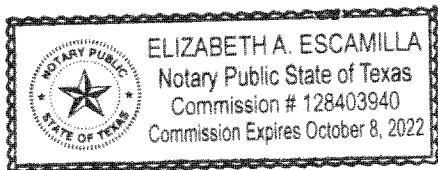
Legend Oaks Homeowners Association 2, Inc.

By Printed name Jim SmithermanTitle: Officer OR Managing agent (circle one)Date 9.20.21

STATE OF TEXAS

COUNTY OF Travis

This instrument was acknowledged before me on September 20,
 20 21 by Jim Smitherman in the above stated capacity.

Notary signature Elizabeth A. EscamillaNotary Public for the State of TexasPrinted name of notary Elizabeth A. EscamillaMy commission expires October 8, 2022

After recording, please return to:

Niemann & Heyer LLP
 1122 Colorado, Suite 313
 Austin, TX 78701

Exhibit A

Declaration and Amendments
(all filed in Travis County, Texas)

Document Title	Filed At
Declaration of Covenants, Conditions, and Restrictions for Legend Oaks Sections 5 & 6	Vol. 11637, Pg. 225 – Real Property Records
Correction of Property Description Regarding Declaration of Covenants, Conditions, and Restrictions for Legend Oaks Sections 5 & 6	Vol. 11785, Pg. 48 – Real Property Records
Declaration of Covenants, Conditions, and Restrictions for Shadowridge Crossing Sections 1, 2, & 3	Vol. 12429, Pg. 157 – Real Property Records
Declaration of Annexation	Vol. 12450, Pg. 826 – Real Property Records
Declaration of Annexation	Vol. 12561, Pg. 156 – Real Property Records
Declaration of Annexation	Document No. 2002130653 – Official Public Records

Plats
(all in Travis County, Texas)

Subdivision Name	Filed At (all in the Plat Records, unless otherwise noted)
Shadowridge Crossing Section 3	Vol. 87, Pg. 55B
Shadowridge Crossing Section 2; Sec 2 Ph A	Vol. 87, Pg. 54A; Vol 87 Pg 71A
Shadowridge Crossing Section 1	Vol. 87, Pg. 54D
Legend Oaks Phase A Section 5-A	Vol. 88, Pg. 119
Legend Oaks Phase A Section 5-B	Vol. 90, Pg. 24
Legend Oaks Section 6	Vol. 91, Pg. 154 – 155
Legend Oaks Section 7A	Vol. 92, Pg. 117
Legend Oaks Section 7B	Vol. 92, Pg. 119
Legend Oaks Section 7C	Vol. 92, Pg. 121
Legend Oaks Section 8	Vol. 92, Pg. 239
Legend Oaks Section 7	Vol. 93, Pg. 89
Shadowridge Crossing Section 2 (amended plat)	Vol. 94, Pg. 121
Shadowridge Crossing Section 2 (resubdivision)	Vol. 97, Pg. 279
Shadowridge Crossing Section 3 (correction of scrivener's errors)	Vol. 10153, Pg. 737 – Real Property Records
Reserve at Slaughter Creek and Phase 2	200400346; 200500110