

**MANAGEMENT CERTIFICATE
OF
STONEHURST RESIDENTIAL COMMUNITY, INC.**

The undersigned, being an officer or managing agent of Stonehurst Residential Community, Inc., a Texas nonprofit corporation (the "Association"), and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

1. The name of the subdivision: Stonehurst.
2. The name of the Association: Stonehurst Residential Community, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: All that certain real property located in Johnson County, Texas, made subject to that certain Declaration of Covenants, Conditions and Restrictions for Stonehurst, recorded as Document No. 2026-13528, in the Official Public Records of Johnson County, Texas, as the same may be amended from time to time (the "Declaration").
4. The recording data for the Declaration and any amendments thereto: See Attachment 1 to this Management Certificate.
5. The name and mailing address of the Association: Stonehurst Residential Community, Inc., c/o Legacy Southwest Property Management, Attn: Ryan Smith, Community Manager, 5600 Tennyson Parkway, Ste 120, Plano, Texas 75024.
6. The name, mailing address, telephone number, and email address of the person managing the Association:

Name:	Stonehurst Residential Community, Inc. c/o Legacy Southwest Property Management
Mailing Address:	5600 Tennyson Parkway, Ste 120
Attn:	Community Manager
Telephone Number:	(214) 705-1615
Email Address:	propertymanager@stonehursthoa.com

7. Website to access the Association's dedicatory instruments:
www.stonehursthoa.com
8. Amount and description of fees related to property transfer in the subdivision:
The Association fees are in the following amounts:

Working Capital Assessment - One-half (1/2) of the annual amount of Regular Assessments due in the year of the conveyance of such Lot

Transfer Fee - \$150.00


Resale Certificate Fee - \$375.00 - \$475.00

The Association fees cover all costs that the Association incurs related to a property transfer in the subdivision.

[SIGNATURE PAGE FOLLOWS]

EXECUTED to be effective on the date this instrument is Recorded.

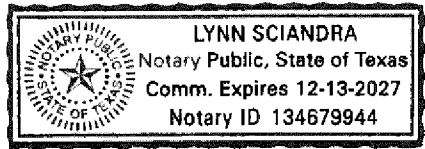
STONEHURST RESIDENTIAL COMMUNITY, INC.,
a Texas nonprofit corporation

By: 
Name: Michael Mezayek
Title: President

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

This instrument was acknowledged before me on the 19 day of March, 2026, by Michael Mezayek, President of Stonehurst Residential Community, Inc., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

(SEAL)




Notary Public Signature

AFTER RECORDING RETURN TO:
Kristi E. Stotts, Esq.
Winstead PC
600 W. 5th Street, Suite 900
Austin, Texas 78701
Email: kstotts@winstead.com

ATTACHMENT 1

1. Declaration of Covenants, Conditions and Restrictions for Stonehurst, recorded as Document No. 2026-13528, in the Official Public Records of Johnson County, Texas, as the same may be amended from time to time.
2. Stonehurst Community Manual, recorded as Document No. 2026-13580, in the Official Public Records of Johnson County, Texas, as the same may be amended and supplemented from time to time.
3. Stonehurst Adoption of Working Capital Assessment, recorded as Document No. 2026-13579, in the Official Public Records of Johnson County, Texas.

ATTACHMENT 1

STONEHURST RESIDENTIAL COMMUNITY, INC.
MANAGEMENT CERTIFICATE

**Johnson County
April Long
Johnson County
Clerk**

Instrument Number: 2026 - 13645

eRecording - Real Property

Certificate/Certification

Recorded On: May 05, 2026 02:41 PM

Number of Pages: 5

" Examined and Charged as Follows: "

Total Recording: \$37.00

******* 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: 2026 - 13645

Receipt Number: 20260505000123

Recorded Date/Time: May 05, 2026 02:41 PM

User: Martika S

Station: CCL45

Record and Return To:

Simplifile

5072 North 300 West

PROVO UT



**STATE OF TEXAS
COUNTY OF JOHNSON**

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 Johnson County, Texas.

April Long
Johnson County Clerk
Johnson County, TX

April Long