

Denton County  
Juli Luke  
County Clerk

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Instrument Number: 113784

ERecordings-RP

RESTRICTIONS

Recorded On: October 08, 2025 03:38 PM

Number of Pages: 5

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" Examined and Charged as Follows: "

Total Recording: \$41.00

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\*\*\*\*\* 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: 113784  
Receipt Number: 20251008000618  
Recorded Date/Time: October 08, 2025 03:38 PM  
User: William D  
Station: Station 10

**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

**MANAGEMENT CERTIFICATE  
OF  
THE MEADOWS DENTON RESIDENTIAL COMMUNITY, INC.**

The undersigned, being an officer of The Meadows Denton 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: The Meadows.
2.     The name of the Association: The Meadows Denton Residential Community, Inc., a Texas nonprofit corporation.
3.     The recording data for the subdivision: All that certain real property located in Denton County, Texas, made subject to that certain Declaration of Covenants, Conditions and Restrictions for The Meadows, recorded in Document No. 2025-113603, Official Public Records of Denton County, Texas, as the same may be amended from time to time (the “**Declaration**”).
4.     The recording data for the Declaration and any amendments to the Declaration: See Attachment 1 to this Management Certificate.
5.     The name and mailing address of the Association: The Meadows Denton Residential Community, Inc., c/o Legacy Southwest Property Management, 5600 Tennyson Parkway, Ste. 270, Plano, Texas 75024, Attn.: Danielle Lascalere.
6.     The name, mailing address, telephone number, and email address of the person managing the Association:  
  
                    Name:                     The Meadows Denton Residential Community, Inc.  
                                                    c/o Legacy Southwest Property Management  
                    Mailing Address:       5600 Tennyson Parkway, Ste. 270  
                                                    Plano, Texas 75024  
                    Attn:                     Danielle Lascalere  
                    Telephone Number:   214-705-1615  
                    Email Address:        danielle@legacyswhoa.com
7.     Website to access the Association’s dedicatory instruments:
8.     Amount and description of fees related to property transfer in the subdivision:  
          The Association fees are in the following amounts:

Working Capital Assessment - \$500.00

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]*

This Certificate is effective as of the 3<sup>rd</sup> day of October, 2025.

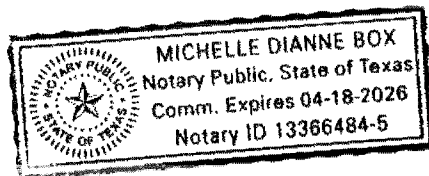
**THE MEADOWS DENTON RESIDENTIAL  
COMMUNITY, INC.,**  
a Texas nonprofit corporation

By: Bruce French  
Printed Name: Bruce French  
Title: President

STATE OF TEXAS           §  
                                      §  
COUNTY OF Collin       §

This instrument was acknowledged before me on the 3<sup>rd</sup> day of October, 2025 by Bruce French, President of THE MEADOWS DENTON RESIDENTIAL COMMUNITY, INC., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

(SEAL)



[Signature]  
Notary Public Signature

**AFTER RECORDING RETURN TO:**

Robert D. Burton, Esq.  
Winstead PC  
600 W. 5th Street, Suite 900  
Austin, TX 78701  
Email: rburton@winstead.com

## ATTACHMENT 1

1. Declaration of Covenants, Conditions and Restrictions for The Meadows, recorded in Document No. 2025-113603, Official Public Records of Denton County, Texas, as the same may be amended from time to time.
2. The Meadows Community Manual, recorded in Document No. 2025-113771, Official Public Records of Denton County, Texas, as same may be amended and supplemented from time to time.
3. The Meadows Adoption of Working Capital Assessment, recorded in Document No. 2025-113724, Official Public Records of Denton County, Texas.
4. The Meadows Design Guidelines {Residential}, recorded in Document No. 2025-113751, Official Public Records of Denton County, Texas.

ATTACHMENT 1

THE MEADOWS DENTON RESIDENTIAL COMMUNITY, INC.  
MANAGEMENT CERTIFICATE