

**Denton County
Juli Luke
County Clerk**

Instrument Number: 136500

ERecordings-RP

CERTIFICATE

Recorded On: December 28, 2023 01:01 PM

Number of Pages: 4

" Examined and Charged as Follows: "

Total Recording: \$38.00

******* 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: 136500
Receipt Number: 20231228000408
Recorded Date/Time: December 28, 2023 01:01 PM
User: John C
Station: Station 25

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
FOR
LEGENDS TEXAS HOMEOWNERS ASSOCIATION, INC.**

STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF DENTON §

The undersigned, being the Managing Agent of Legends Texas Homeowners Association, Inc., and in accordance with Section 209.004 of the Texas Property Code, which supersedes any Management Certificates previously filed by the Association:

1. The name of the subdivision: Legends.
2. The name of the Association: Legends Texas Homeowners Association, Inc.
3. The recording data for the subdivision: See Exhibit A.
4. The name and mailing address of the Association:

Legends Texas Homeowners Association, Inc.
c/o Neighborhood Management Inc
1024 S Greenville Ave, Suite 230
Allen, TX. 75002

5. The name and contact information for the Managing Agent of the Association:

Neighborhood Management, Inc.
Beverly Coghlan
1024 S. Greenville Ave, Suite 230
Allen, TX 75002
Phone: 972-359-1548
Email Address: managementcertificate@nmitx.com

6. Website for Dedicatory Instruments: <https://neighborhoodmanagement.com>
7. The amount and description of a fee or fees charged by the Association relating to a property transfer in the subdivision:

Resale Certificate: \$375.00
Transfer Fee: \$250.00
Optional Inspection Fee: \$150.00.

[ACKNOWLEDGEMENT PAGE FOLLOWS]

ACKNOWLEDGEMENT

The foregoing is a true and correct copy of the Management Certificate for the association identified below

LEGENDS TEXAS HOMEOWNERS ASSOCIATION, INC.
a Texas nonprofit corporation

By: Neighborhood Management Inc., Its Manager

By: Beverly Coghlan

Name: Beverly Coghlan

STATE OF TEXAS

§

§

COUNTY OF COLLIN

§

This instrument was acknowledged before me on the 28th day of December, 20 23, by Beverly Coghlan, Agent for the Association of LEGENDS TEXAS HOMEOWNERS ASSOCIATION, INC., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

Deann Weeks

Notary Public Signature, State of Texas

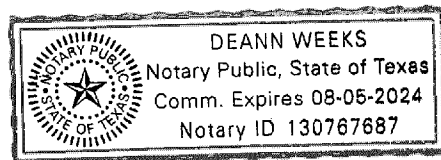


EXHIBIT A

Document	Recording Information
Legend Bend Phase I - February 11, 1999	Document No. P/389
Legend Bend Phase II – October 21, 1999	Document No. R/4
Legend Glen Phase I – February 11, 1999	Document No. P/391
Legend Trails Phase I – December 20, 2000	Document No. S/364
Legend Trails Phase III – March 19, 2001	Document No. T/140
Legend Trails Phase II – May 21, 2001	Document No. T/258
Legend Crest Phase I – February 11, 1999	Document No. P/393
Legend Crest Phase II – January 07, 2000	Document No. R/150
Legend Crest Phase III – August 01, 2000	Document No. S/126
Legend Crest Phase IV – June 25, 1999	Document No. Q/218
Legend Crest Phase IV A – June 25, 1999	Document No. Q/220
Legend Crest Phase V – June 25, 1999	Document No. Q/221
Legend Crest Phase VI – January 10, 2001	Document No. T/12
Legend Crest Phase VII – January 10, 2001	Document No. T/10
Legend Crest Phase VIII- April 06, 2001	Document No. T/168
Legend Crest Phase IX – March 01, 2001	Document No. T/118
Declaration of Covenants, Conditions and Restrictions for Legends Texas Homeowners Association, Inc. – February 11, 1999	Document No. 1999-13479
Declaration of Annexation – January 3, 2000	Document No. 2000-83
First Amendment to Declaration – November 15, 2000	Document No. 2000-110638