

**Denton County
Juli Luke
County Clerk**

Instrument Number: 28987

ERecordings-RP

PROPERTY ASSOC MGMT CERT

Recorded On: March 21, 2025 12:27 PM

Number of Pages: 4

" 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: 28987
Receipt Number: 20250321000375
Recorded Date/Time: March 21, 2025 12:27 PM
User: Joy R
Station: Station 19

Record and Return To:

Corporation Service Company



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

AFTER RECORDING RETURN TO:

**Judd A. Austin, Jr.
Henry Oddo Austin & Fletcher, P.C.
1717 Main Street
Suite 4600
Dallas, Texas 75201**

STATE OF TEXAS §
 §
COUNTY OF DENTON §

**PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE
FOR
CASTLE HILLS MASTER ASSOCIATION, INC.**

This PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE ("*Certificate*") is made on behalf of CASTLE HILLS MASTER ASSOCIATION, INC., a Texas non-profit corporation ("*Association*").

WHEREAS, Castle Hills Development Corporation, a Texas corporation, as the Original Declarant, executed and previously placed of record that certain Declaration of Master Covenants, Conditions and Restrictions for Castle Hills on April 24, 1998, as Instrument No. 1998-32900 in the Official Public Records of Denton 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 Castle Hills (please see the Recording Data section for additional phase information).

2. **Name and Mailing Address of the Association**. The name of the Association is Castle Hills Master 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 Castle Hills, an addition to the City of Lewisville, Denton County, Texas, is recorded as Instrument No. 1996-8019 (Phase I, Section A), Instrument No. 1998-8020 (Phase I, Section B), Instrument No. 1998-8018 (Phase I, Section C), Instrument No. 1999-105696 (Phase II, Section A), Instrument No. 1999-72075 (Phase II, Section B), Instrument No. 2000-47241 (Phase II, Section C), Instrument No. 2000-40763 (Phase II, Section D), Instrument No. 2006-19948 (Phase II, Section E), Instrument No. n/a (Phase II, Section

F), Instrument No. 2000-47239 (Phase III, Section A), Instrument No. 2005-83077 (Phase III, Section B), Instrument No. 2006-5360 (Phase III, Section C), Instrument No. 2002-38887 (Phase IV, Section A), Instrument No. 2005-83076 (Phase IV, Section B), Instrument No. 2008-38103 (Phase IV, Section C), Instrument No. 2008-102696 (Phase V, Section A), Instrument No. 2011-180 (Phase VI, Section A), Instrument No. 2008-54486 (Phase VI, Section B), Instrument No. 2008-54486 (Phase VI, Section C), Instrument No. 2009-25 (Phase VI, Section D), Instrument No. 2014-138 (Phase 7, Section A), Instrument No. 2014-371 (Phase 8 Section A), Instrument No. 2015-373 (Phase 9, Section A), Instrument No. 2022-205 (Phase 10) Instrument No. 2020-414 (Phase 10, Section A), Instrument No. 2020-415 (Phase 10, Section B), Instrument No. 2020-416 (Phase 10, Section C), Instrument No. 2020-417 (Phase 10, Section D), Instrument No. 2017-396 (Phase 11), Instrument No. 2017-123 (Phase XII, Section A – Castle Hills-Real West Addition, Phase 1), Instrument No. Instrument No. 2022-236 (Phase XIII, Section A – Castle Hills Windhaven Parkway and Josey Lane), Instrument No. 2022-144 (Phase XIV, Section A – the Cottages at Castle Hills), Instrument No. 2020-371 (CHGV), Instrument No. 2014-45 (CHG2), Instrument No. 2014-201 (CHG3), Instrument No. 2020-205 (TRACT Q), Instrument No. 2019-486 (TRACT T), Instrument No. 2020-342 (TRACT CHGC), Instrument No. 2016-202 (CHVCPH5), Instrument No. 2013-285 (CHVCPH6) in the Official Public Records of Denton County, Texas, including all amendments thereof and supplements thereto.

4. **Recording Data for the Declaration.** The recording data for the Declaration is recorded under Instrument No. 1998-32900, Instrument No. 1998-89914 (Correction Amendment), Instrument No. 2000-62297 (Supplement), Instrument No. 2002-144189 (First Amendment), Instrument No. 2015-106832 (Second Amendment), Instrument No. 2015-108075 (Supplement), Instrument No. 2017-43503 (Third Amendment), Instrument No. 2017-68157 (Fourth Amendment), Instrument No. 2017-112694 (Supplement), Instrument No. 2024-86978 (Fifth Amendment), Instrument No. 1998-32898 (Declaration of Covenants, Conditions and Restrictions Relating to the Castle Hills School Foundation, Inc.) along with any and all amendments and supplements recorded in the Official Public Records of Denton County, Texas.

5. **Name and Contact Information for the Association or 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 number is (214) 705-1615, and e-mail address is generaloffice@legacysouthwestpm.com.

6. **Website.** The Association's website may be found at <https://castlehills.com>.

7. **Fees Due Upon Property Transfer.** Fees charged relating to a property transfer are:

Type of Property Transfer	Dollar Amount
Resale Certificate	\$375.00-\$475.00
Transfer Fee	\$150.00
Capitalization Fee	\$300.00
Castle Hills School Foundation, Inc.	
Type of Property Transfer	Dollar Amount
Assessment	One-half of one percent (.50%) of the sales price

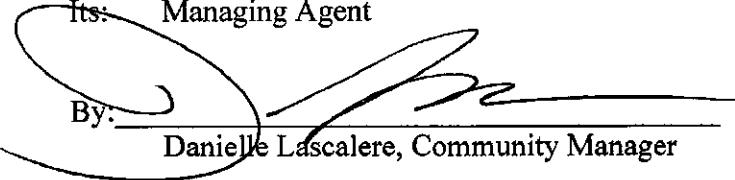
8. **Resale Certificates and Other Information.** Resale Certificates and other information regarding the Association may be requested by contacting the Association c/o Legacy Southwest PM via www.legacysouthwestpm.com/. The telephone number for Legacy Southwest PM is (214) 705-1615. Alternatively, you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

**CASTLE HILLS MASTER ASSOCIATION, INC.,
a Texas non-profit corporation**

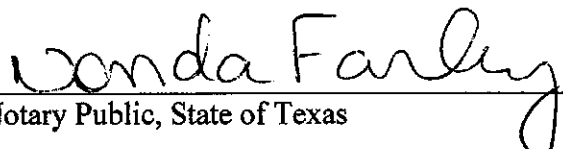
By: Legacy Southwest Property
Management, LLC
Its: Managing Agent

By: 
Danielle Lascalere, Community Manager

STATE OF TEXAS §
 §
COUNTY OF COLLIN §

This instrument was acknowledged before me on the 20th day of March, 2025, by Danielle Lascalere, Community Manager with Legacy Southwest Property Management, LLC, the Managing Agent of Castle Hills Master Association, Inc., a Texas non-profit corporation.




Notary Public, State of Texas