

**MANAGEMENT CERTIFICATE
OF
HOMEOWNERS' ASSOCIATION OF LABEIN VILLAS, INC.**

The undersigned, being an officer of Homeowners' Association of Labein Villas, 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: Labein Villas.
2. The name of the Association: Homeowners' Association of Labein Villas, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: All that certain real property located in Hunt County, Texas, made subject to that certain Amended and Restated Declaration of Covenants, Conditions and Restrictions for Labein Villas, recorded under Document No. 2024-053000, Official Public Records of Hunt County, Texas, as 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: Homeowners' Association of Labein Villas, Inc., a Texas nonprofit corporation, c/o Legacy Southwest Property Management, 8668 John Hickman Parkway, Suite 801, Frisco, Texas 75034.
6. The name, mailing address, telephone number and email address of the person managing the Association:

Name:	Homeowners' Association of Labein Villas, Inc., c/o Legacy Southwest Property Management
Attn:	Danielle Lascalere
Mailing Address:	8668 John Hickman Parkway, #801, Frisco, TX 75034
Telephone Number:	214-705-1615
Email Address:	<u>danielle@legacysouthwestpm.com</u>

7. Website to access the Association's dedicatory instruments:
www.legacysouthwestpm.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 = \$750.00

Transfer Fee - \$150.00

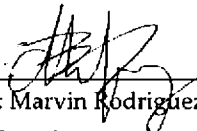
Resale Certificate Fee - \$350.00 - \$450.00

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 as of the date this instrument is Recorded.

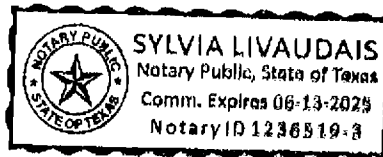
**HOMEOWNERS' ASSOCIATION OF LABEIN
VILLAS, INC.,** a Texas nonprofit corporation

By: 
Name: Marvin Rodriguez
Title: President

STATE OF TEXAS §
 §
COUNTY OF Rockwall §

This instrument was acknowledged before me on the 18 day of March, 2024, by Marvin Rodriguez, President of Homeowners' Association of Labein Villas, 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
401 Congress Avenue, Suite 2100
Austin, Texas 78701
Email: kstottse@winstead.com

ATTACHMENT 1

1. Amended and Restated Declaration of Covenants, Conditions and Restrictions for Labein Villas, recorded under Document No. 2024-05300, Official Public Records of Hunt County, Texas, as may be amended from time to time.
2. Labein Villas Community Manual, recorded under Document No. 2024-05304, Official Public Records of Hunt County, Texas as may be amended and/or supplemented from time to time.
3. Labein Villas Adoption of Working Capital Assessment, recorded under Document No. 2024-05363, Official Public Records of Hunt County, Texas.

ATTACHMENT 1

MANAGEMENT CERTIFICATE
LBEIN VILLAS

**THE STATE OF TEXAS
COUNTY OF HUNT**

I hereby certify that this instrument was FILED on the
date and time stamped hereon by me and was duly
RECORDED in the Records of Hunt County, Texas

2024-05374

03/27/2024 01:11:24 PM



A handwritten signature in black ink, reading "Becky Landrum". The signature is written in a cursive, flowing style.

Becky Landrum, County Clerk
Hunt, TX