

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

The undersigned, being an officer or managing agent 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:

THIS MANAGEMENT CERTIFICATE AMENDS AND RESTATES IN ITS ENTIRETY THAT CERTAIN MANAGEMENT CERTIFICATE OF HOMEOWNERS ASSOCIATION OF LABEIN VILLAS, INC., RECORDED UNDER DOCUMENT NO. 2024-05374, OFFICIAL PUBLIC RECORDS OF HUNT COUNTY, TEXAS.

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 Amended and Restated 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.labeinvillashoa.com
1. Amount and description of fees related to property transfer in the subdivision: The Association fees are in the following amounts:

Working Capital Assessment = \$600.00

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

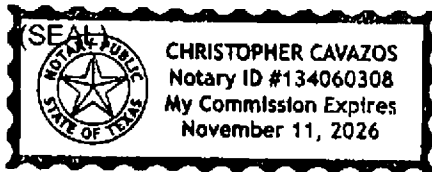
By: [Signature]
Name: Marvin Rodriguez
Title: President

STATE OF TEXAS

COUNTY OF Dallas

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This instrument was acknowledged before me on the 2nd day of April, 2024, by Marvin Rodriguez, President of Homeowners' Association of Labein Villas, Inc., a Texas nonprofit corporation, on behalf of said nonprofit corporation.



[Signature]
Notary Public Signature

AFTER RECORDING RETURN TO:

Kristi E. Stotts, Esq.
Winstead PC
401 Congress Avenue, Suite 2100
Austin, Texas 78701
Email: kstotts@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 Amended and Restated Adoption of Working Capital Assessment, recorded under Document No. 2024-05861, Official Public Records of Hunt County, Texas, which amends, restate, and replaces in its entirety that certain Labein Villas Adoption of Working Capital Assessment, recorded under Document No. 2024-05363, Official Public Records of Hunt County, Texas.

**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

2024-05867

04/02/2024 01:38:02 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