

**MANAGEMENT CERTIFICATE
OF
FERRIS SPRINGS RESIDENTIAL COMMUNITY, INC.**

The undersigned, being an officer of Ferris Springs 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: Ferris Springs.
2. The name of the Association: Ferris Springs Residential Community, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: All that certain real property located in Ellis County, Texas, made subject to that certain Declaration of Covenants, Conditions and Restrictions for Ferris Springs, recorded as Document No. 2303687 in the Official Public Records of Ellis County, Texas, as the same may be amended from time to time (the "**Declaration**").
4. The recording data for the Declaration and any amendments thereto: See Attachment 1 to this Management Certificate.
5. The name and mailing address of the Association: Ferris Springs Residential Community, Inc., c/o Legacy Southwest Property Management, LLC, 8668 John Hickman Pkwy.; Ste 801, Frisco, Texas 75034.
6. The name, mailing address, telephone number, and email address of the person managing the Association:

<u>Name</u> :	Ferris Springs Residential Community, Inc. c/o Legacy Southwest Property Management, LLC
<u>Mailing Address</u> :	8668 John Hickman Pkwy.; Ste 801, Frisco, Texas 75034
<u>Attn</u> :	Danielle Lascalere
<u>Telephone Number</u> :	214-705-1615
<u>Email Address</u> :	danielle@legacysouthwestpm.com
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 - one-half (1/2) of the annual Regular Assessments

Transfer Fee - \$150.00

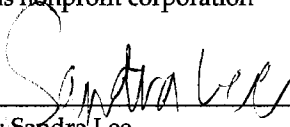
Resale Certificate Fee - \$350.00 - \$450.00

The Association fees cover all costs that the Association incurs related to a property transfer in the subdivision.

[SIGNATURE PAGE FOLLOWS]

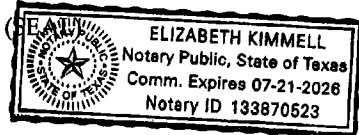
EXECUTED to be effective on the date this instrument is Recorded.

FERRIS SPRINGS RESIDENTIAL COMMUNITY, INC.,
a Texas nonprofit corporation

By: 
Name: Sandra Lee
Title: President

STATE OF TEXAS §
 §
COUNTY OF Dallas §

This instrument was acknowledged before me on the 26th day of January,
2023, by Sandra Lee, President of Ferris Springs Residential Community, Inc., a Texas
nonprofit corporation, on behalf of said nonprofit corporation.




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. Declaration of Covenants, Conditions and Restrictions for Ferris Springs, recorded as Document No. 2303687 in the Official Public Records of Ellis County, Texas, as the same may be amended from time to time.
2. Ferris Springs Community Manual, recorded as Document No. 2304574 in the Official Public Records of Ellis County, Texas, as the same may be amended and supplemented from time to time.
3. Ferris Springs Adoption of Working Capital Assessment, recorded as Document No. 2304573 in the Official Public Records of Ellis County, Texas.

ATTACHMENT 1

FERRIS SPRINGS RESIDENTIAL COMMUNITY, INC.
MANAGEMENT CERTIFICATE

4869-6695-2502v.1 54969-100

FILED FOR RECORD - ELLIS COUNTY, TEXAS
INST NO. 2304672 on February 21, 2023 at 1:28 PM

STATE OF TEXAS COUNTY OF ELLIS
I hereby certify this instrument was filed on the date
and time stamped hereon and was duly recorded in
the records of Ellis County, Texas as stamped hereon.
COUNTY CLERK, ELLIS COUNTY, TEXAS



Hubert Valdez