

AFTER RECORDING RETURN TO:

Judd A. Austin Jr., Esq.  
Henry Oddo Austin & Fletcher  
1700 Pacific Avenue  
Suite 2700  
Dallas, Texas 75201

STATE OF TEXAS           §  
  §  
COUNTY OF COLLIN       §

**PROPERTY OWNERS' ASSOCIATION  
MANAGEMENT CERTIFICATE  
OF LIGHT FARMS HOMEOWNERS ASSOCIATION, INC.**

This MANAGEMENT CERTIFICATE (this "Certificate") is made effective as of March 11, 2025, the Light Farms Homeowners Association Inc. a Texas non-profit corporation (the "Association").

WITNESSETH

WHEREAS, LFC Land Company, LLC., a Texas limited liability company ("Declarant") has previously placed of record that certain Declaration of Covenants, Conditions and Restrictions for Light Farms Homeowners Association, Inc. dated April 27, 2009 (the "Declaration") recorded as Document Number 20090429000503740 in the Real Property Records of Collin County, Texas which Declaration 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:

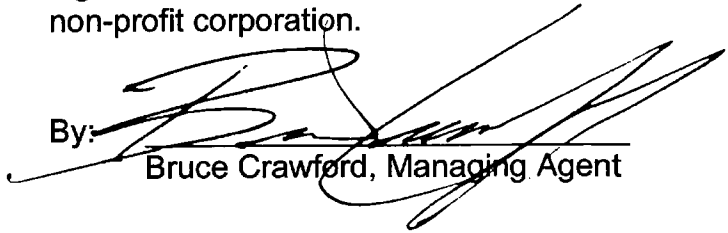
1. Name of the Subdivision. The name of the Subdivisions which are subject to the Declaration are attached hereto as Exhibit A.
2. Name of the Association. The name of the Association is Light Farms Homeowners Association, Inc.
3. Recording Data for the Subdivision. Recording data for the Subdivisions are set forth on Exhibit A attached hereto.
4. Recording Data for the Declaration. The recording data for the Declaration is Document Number 20090429000503740 in the Official Public Records of Collin County, Texas. The recording data for amendments to the Declaration is set forth on Exhibit B attached hereto.

- 5. Mailing Address of the Association and Contact Information for Managing Agent. The current mailing address for the Association is Light Farms Homeowners Association, c/o Insight Association Management, 275 W. Campbell Road, Suite 620, Richardson, TX 75080. The Association's managing agent is Insight Association Management, 275 W. Campbell Road, Suite 620, Richardson, TX 75080, phone number (214) 494-6002, and email address [resales@insightam.com](mailto:resales@insightam.com).
- 6. Association Website. The current website for the Association where current versions of the dedicatory instruments are made available is [www.lightfarmshoa.com](http://www.lightfarmshoa.com).
- 7. Description and Fees Associated to Transfer of Title. The amount and description of fees charged relating to a transfer of title for the Association are set forth in Exhibit C.

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, and serves to take the place of all Management Certificates previously filed by the Association.

ASSOCIATION:

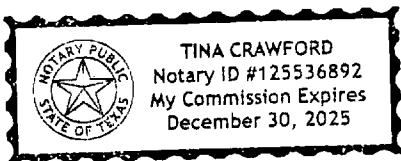
Light Farms Homeowners Association, Inc., a Texas non-profit corporation.

By:   
 Bruce Crawford, Managing Agent

THE STATE OF TEXAS §  
 §  
 COUNTY OF COLLIN §

This instrument was acknowledged before me on this 11<sup>th</sup> day of March 2025, by Bruce Crawford, Insight Association Management, Managing Agent for Light Farms Homeowners Association, Inc., a Texas non-profit corporation, on behalf of such corporation.

Notary Public in and for the State of Texas



  
 Notary Public Signature

## **Exhibit A**

### **[Recording Data for the Subdivision]**

Plats of Light Farms Homeowners Association, Inc. recorded in the Map or Plat Records of Collin County

- Homestead Court  
Filed in Collin County, Texas  
Document No. 20140212010000430
- Light Farms Way  
Filed in Collin County, Texas  
Document No. 20091116010002880
- Light Farms Phase 1  
Filed in Collin County, Texas  
Document No. 20130614010001880
- Light Farms Phase 2  
Filed in Collin County, Texas  
Document No. 20140806010002460
- Light Farms Phase 2B  
Filed in Collin County, Texas  
Document No. 20140806010002470
- Light Farms Phase 2C  
Filed in Collin County, Texas  
Document No. 20140807010002500
- Light Farms Phase 4  
Filed in Collin County, Texas  
Document No. 20150205010000520
- Cypress Creek Extension  
Filed in Collin County, Texas  
Document No. 20141208010004130
- Cypress & Sage  
Filed in Collin County, Texas  
Document No. 20150327610001020
- Hawthorne I  
Filed in Collin County, Texas  
Document No. 20160406010001400

## Exhibit A Continued

### [Recording Data for the Subdivision]

Plats of Light Farms Homeowners Association, Inc. recorded in the Map or Plat Records of Collin County

- Hazel I  
Filed in Collin County, Texas  
Document No. 2010420010001530
- Parkview  
Filed in Collin County, Texas  
Document No. 20160420010001540
- Light Farms Grange III  
Filed in Collin County, Texas  
Document No. 20160429010001650
- Maydelle I  
Filed in Collin County, Texas  
Document No. 20140312010000770
- Maydelle II  
Filed in Collin County, Texas  
Document No. 20160429010001660
- Hawthorne II  
Filed in Collin County, Texas  
Document No. 20170615010002860
- Hazel II  
Filed in Collin County, Texas  
Document No. 20170420010001970
- Sage II  
Filed in Collin County, Texas  
Document No. 20170426010002050
- Eastland I  
Filed in Collin County, Texas  
Document No. 20161208010005210
- Cypress II  
Filed in Collin County, Texas  
Document No. 20170426010002040

## Exhibit A Continued

### [Recording Data for the Subdivision]

Plats of Light Farms Homeowners Association, Inc. recorded in the Map or Plat Records of Collin County

- Eastland II  
Filed in Collin County, Texas  
Document No. 20170818010004000
- Grange IV  
Filed in Collin County, Texas  
Document No. 20190515010002180
- Grange IV  
Filed in Collin County, Texas  
Document No. 20190515010002180
- Regional Park  
Filed in Collin County, Texas  
Document No. 20180511010002210
- Brenham  
Filed in Collin County, Texas  
Document No. 20190515010002190
- Sweetwater  
Filed in Collin County, Texas  
Document No. 20190515010002200
- Grange V  
Filed in Collin County, Texas  
Document No. 20200110010000150
- Hazel III  
Filed in Collin County, Texas  
Document No. 20200117010000210
- Graham II  
Filed in Collin County, Texas  
Document No. 20220218010000660

## Exhibit A Continued

### [Recording Data for the Subdivision]

Plats of Light Farms Homeowners Association, Inc. recorded in the Map or Plat Records of Collin County

- Laurel I  
Bartlett I  
Filed in Collin County, Texas  
Document No. 20210722010002620
- Laurel I  
Filed in Collin County, Texas  
Document No. 20220218010000650
- Brenham II  
Filed in Collin County, Texas  
Document No. 20220408010001400
- Sweetwater II  
Filed in Collin County, Texas  
Document No. 20070214000210230
- Hazel IV  
Filed in Collin County, Texas  
Document No. 20210203000234390
- Cypress III  
Filed in Collin County, Texas  
Document No. 20210203000234390
- Sweetwater II  
Filed in Collin County, Texas  
Document No. 20210203000234390
- BB Living I  
Filed in Collin County, Texas  
Document No. 20200804001250910
- Bartlett II  
Filed in Collin County, Texas  
Document No. 20180606010002610
- Reagan  
Filed in Collin County, Texas

Document No. 20211214002515540

## Exhibit B

### [Recording Data for the Declaration]

Amendments to the Declaration for Light Farms Homeowners Association, Inc. recorded with Collin County

- a. Declaration recorded under Document No. 20090429000503740, Official Public Records of Collin County, Texas.
- b. First Amendment to Declaration recorded under Document No. 20111130001288280, Official Public Records of Collin County, Texas.
- c. Second Amendment to Declaration recorded under Document No. 20120423000464790, Official Public Records of Collin County, Texas.
- d. Third Amendment to Declaration recorded under Document No. 20130425000562430, Official Public Records of Collin County, Texas.
- e. Fourth Amendment to Declaration recorded under Document No. 20130503000608060, Official Public Records of Collin County, Texas.
- f. Bylaws/Certificate of Formation recorded under Document No. 2013052200070090, Official Public Records of Collin County, Texas.
- g. Bylaws/Certificate of Formation (Correction) recorded under Document No. 20130528000726520, Official Public Records of Collin County, Texas.
- h. Declaration of Withdrawal recorded under Document No 20140321000268240, Official Public Records of Collin County, Texas.
- i. Fifth Amendment to Declaration recorded under Document No. 20141219001380870, Official Public Records of Collin County, Texas.
- j. Policies recorded under Document No. 2014103100194790, Official Public Records of Collin County, Texas.
- k. Fifth Amendment to Declaration recorded under Document No. 20150304000238540, Official Public Records of Collin County, Texas.
- l. First Supplemental Recording of Dedicatory Instruments recorded under Document No. 20150915001172700, Official Public Records of Collin County, Texas.
- m. Second Supplemental Recording of Dedicatory Instruments recorded under Document No. 20160428000508710, Official Public Records of Collin County, Texas.



**Exhibit B Continued**

**[Recording Data for the Declaration]**

Amendments to the Declaration for Light Farms Homeowners Association, Inc. recorded with Collin County

- n. Third Supplemental Recording of Dedicatory Instruments recorded under Document No. 20161011001375950, Official Public Records of Collin County, Texas.
- o. Amendment to Declaration (Day School Property) recorded under Document No. 20160629000821340, Official Public Records of Collin County, Texas.
- p. Declaration of Withdrawal recorded under Document No. 20170802001026290, Official Public Records of Collin County, Texas.
- q. Sixth Amendment to Declaration recorded under Document No. 20170919001254350, Official Public Records of Collin County, Texas.
- r. Fourth Supplemental Recording of Dedicatory Instruments recorded under Document No. 20170627000834840, Official Public Records of Collin County, Texas.
- s. Fifth Supplemental Recording of Dedicatory Instruments recorded under Document No. 2019021000183880, Official Public Records of Collin County, Texas.
- t. Sixth Supplemental Recording of Dedicatory Instruments recorded under Document No. 20190425000449540, Official Public Records of Collin County, Texas.
- u. Seventh Supplemental Recording of Dedicatory Instruments recorded under Document No. 20200624000959360, Official Public Records of Collin County, Texas.
- v. Seventh Amendment to Declaration recorded under Document No. 20200630001001430, Official Public Records of Collin County, Texas.
- w. Eighth Amendment to Declaration recorded under Document No. 20200803001239860, Official Public Records of Collin County, Texas.
- x. Eighth Supplemental Recording of Dedicatory Instruments recorded under Document No. 20200625000968870, Official Public Records of Collin County, Texas.
- y. Ninth Supplemental Recording of Dedicatory Instruments recorded under Document No. 20201029001902450, Official Public Records of Collin County, Texas.
- z. Tenth Supplemental Recording of Dedicatory Instruments (Amended/Restated Design Guidelines) recorded under Document No. 20210727001514570, Official Public Records of Collin County, Texas.

**Exhibit B Continued**

**[Recording Data for the Declaration]**

Amendments to the Declaration for Light Farms Homeowners Association, Inc. recorded with Collin County

- aa. Declaration of Withdrawal recorded under Document No. 20210126000165170, Official Public Records of Collin County, Texas.
- bb. Declaration of Withdrawal recorded under Document No. 20210408000714580, Official Public Records of Collin County, Texas.
- cc. Declaration of Withdrawal recorded under Document No. 20220000737478, Official Public Records of Collin County, Texas.
- dd. Declaration of Withdrawal recorded under Document No. 2022000078290, Official Public Records of Collin County, Texas.
- ee. Declaration of Withdrawal recorded under Document No. 2022-2022000118034, Official Public Records of Collin County, Texas.
- ff. Seventeenth Supplemental Recording of Dedicatory Instruments recorded under Document No. 2025-2025000025096, Official Public Records of Collin County, Texas.
- gg. 2025 Amendment recorded under Document No. 2025-2025000025143, Official Public Records of Collin County, Texas.

## Exhibit C

### [Description and Fees Associated to Transfer of Title]

#### Management Fees

1. Premier Resale Disclosure Bundle (TREC Form, Statement of Account, and Association Documents).....\$450.00
2. Resale Disclosure (TREC Form) and Association Documents.....\$375.00
3. Resale Disclosure Update..... \$75.00
4. Transfer Fee..... \$250.00
5. 5 Day Rush Fee.....\$75.00
6. 3 Day Rush Fee.....\$100.00
7. 1 Day Expedited Rush Fee.....\$200.00
8. Custom Questionnaires.....\$165.00
9. Association Questionnaires.....\$125.00

#### Association Fees

1. Acquisition Fee.....\$100.00
2. Community Enhancement Assessment.....0.05% of gross sale price of the home

**Collin County  
Honorable Stacey Kemp  
Collin County Clerk**

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**Instrument Number:** 2025000028394

eRecording - Real Property

HOMEOWNERS ASSOC DOCS

Recorded On: March 12, 2025 09:02 AM

Number of Pages: 12

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**" Examined and Charged as Follows: "**

Total Recording: \$65.00

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**\*\*\*\*\* THIS PAGE IS PART OF THE INSTRUMENT \*\*\*\*\***

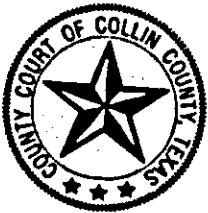
Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

**File Information:**

Document Number: 2025000028394  
Receipt Number: 20250311000725  
Recorded Date/Time: March 12, 2025 09:02 AM  
User: Devon O  
Station: CCK107

**Record and Return To:**

CSC



**STATE OF TEXAS  
COUNTY OF COLLIN**

**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 Public Records of Collin County, Texas.**

Honorable Stacey Kemp  
Collin County Clerk  
Collin County, TX

