

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 FOR  
LIBERTY CROSSING AT INDEPENDENCE HOMEOWNERS' ASSOCIATION, INC.**

This MANAGEMENT CERTIFICATE (this "Certificate") is made effective as of June 26, 2024, by Liberty Crossing at Independence Homeowners' Association, Inc. a Texas non-profit corporation (the "Association").

W I T N E S S E T H

WHEREAS, K. Hovnanian DFW Liberty Crossing, LLC, a Texas limited liability company (the "Declarant") has previously placed of record that certain Declarations of Covenants, Conditions and Restrictions for Liberty Crossing at Independence Homeowners' Association, Inc., dated September 23, 2014 (the "Declaration") recorded in Document No. 20140924001039720, Official Public 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 set forth in Exhibit A attached hereto.
2.   Name of the Association. The name of the Association is Liberty Crossing at Independence Homeowners' Association.
3.   Recording Data for the Subdivision. Recording data for the Subdivisions are set forth on Exhibit A attached hereto.
  - a. Recording Data for the Declaration. The recording data for the Declaration is Document No. 20140924001039720, Official Public Records of Collin County, Texas.

4. 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 Liberty Crossing at Independence Homeowners' Association, Inc., c/o Insight Association Management, 275 West 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 [engage.goenumerate.com/s/libertycrossing/](https://engage.goenumerate.com/s/libertycrossing/)
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:

Liberty Crossing at Independence Homeowners' Association, Inc. a Texas non-profit corporation.

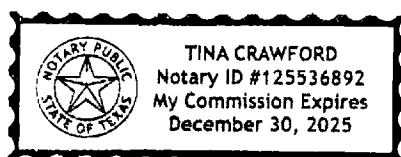
By: \_\_\_\_\_

Bruce Crawford, Managing Agent

THE STATE OF TEXAS   §  
                                     §  
COUNTY OF COLLIN   §

This instrument was acknowledged before me on this 26<sup>th</sup> day of June 2024, by Bruce Crawford, Insight Association Management, Managing Agent for Liberty Crossing at Independence Homeowners' Association, Inc., a Texas non-profit corporation, on behalf of such corporation.

Notary Public in and for the State of Texas



Tina Crawford  
Notary Public Signature

**Exhibit A**

**[Recording Data for the Subdivision]**

Plats of Liberty Crossing at Independence Homeowners' Association, Inc. recorded in the Map  
or Plat Records of Collin County

- Liberty Crossing – Plat
  - b. Filed in Official Public Records of Collin County, Texas.  
Document No. 20140912010003050

## **Exhibit B**

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

Amendments to the Declaration for Liberty Crossing at Independence Homeowners' Association, Inc.  
recorded with Collin County

- c. Declaration of Covenant, Conditions, and Restrictions for Liberty Crossing recorded under Document No. 20140924001039720, Official Public Records of Collin County, Texas.
- d. Assignment of Declarant Rights recorded under Document No. 20160108000023550, Official Public Records of Collin County, Texas.
- e. Board Of Directors Resolution Supplement To Declaration Of Covenants, Conditions, And Restrictions Alternative Payment Plan Structure for Liberty Crossing recorded under Document No. 20150209000143240 Official Public Records of Collin County, Texas.
- f. Affidavit of Liberty Crossing Recorded under File No. 20140924001039730, Official Public Records of Collin County, Texas.
- g. Board Resolution Association Records Retention, Production, And Copying Policy Supplemental to The Declaration Of Covenants for Liberty Crossing recorded Document No. 20150209000143230, Official Public Records of Collin County, Texas.
- h. Rules and Regulations Relating to the Regulation of Residential Leases or Rental Agreements for Liberty Crossing Document No. 20200629000990190, Official Public Records of Collin County, Texas.
- i. Collection Policy for Liberty Crossing Document No. 20130924001039720, Real Property Records of Collin County, Texas.
- j. Amended Fine Structure for Liberty Crossing Document No. 20200622000939500, Official Public Records of Collin County, Texas.
- k. Architectural Control Committee Policy for Liberty Crossing Document No. 20210928001971880, Official Public Records of Collin County, Texas.
- l. Contract for Services Bidding & RFP Policy for Liberty Crossing Document No. 20210928001971850, Official Public Records of Collin County, Texas.
- m. Swimming Pool Enclosures Policy for Liberty Crossing Document No. 20210928001971900, Official Public Records of Collin County, Texas.
- n. Religious Displays Policy for Liberty Crossing Document No. 20210928001971840, Official Public Records of Collin County, Texas.

- o. Security Measures Policy for Liberty Crossing Document No. 20210928001971890,  
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. Capital Reserve/Improvement Contribution.....\$250.00

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

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**Instrument Number:** 2024000077356

eRecording - Real Property

HOMEOWNERS ASSOC DOCS

Recorded On: June 26, 2024 03:13 PM

Number of Pages: 7

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

Total Recording: \$45.00

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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: 2024000077356  
Receipt Number: 20240626000578  
Recorded Date/Time: June 26, 2024 03:13 PM  
User: Jennifer S  
Station: Workstation cck163

**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