

2025001781
01/13/2025 01:56PM

After Recording Return To;
Accent Real Estate Services
2400 S 57th St.
Temple, TX 76504

MANAGEMENT CERTIFICATE FOR
LEGEND OAKS POA INC
a Texas nonprofit property owners' association, and of
LEGEND OAKS PROPERTY OWNERS' ASSOCIATION
a subdivision in Bell County, Texas.
[pursuant to Texas Property Code, Section 209.004]

STATE OF TEXAS §
COUNTY OF BELL §

1. Legal Description of Property affected by this Management Certificate:

All lots in all blocks of the Legend Oaks Property Owners Association, Inc., a subdivision in Bell County, Texas, according to the map or plat of record in Plat Record #282-A- Cabinet C, the Plat Records of Bell County, Texas; and amending plat of record Document #2022-001359

2. Name of Subdivision:

Legend Oaks Addition, a subdivision in the City of Bell County, Texas

3. Name of Property Owners Association:

Belton Legend Oaks POA, Inc., a Texas nonprofit property owners association

4. Recording Data for Certificate of Formation:

Certificate of Formation filed:

- (a) with the Secretary of State, filing number: 0800185984; and
- (b) with the Bell County Clerk's Office, as Document #2022051123, Official Public Records of real Property of Bell County, Texas

5. Recording Data for Dedication of Subdivision:

Dedication is filed in Document #2021-016121 Official Public Records of Real Property of Bell County, Texas

6. Recording Data for By Laws:

Document #2018-0008214, Official Public Records of Bell County, Texas

7. Recording Data for Restrictive Covenants:

Vol. 4953, Page 224, Official Public Records of Real Property of Bell County, Texas

8. Recording Data for Declaration of Covenants, Conditions and Restrictions of Belton Legend Oaks Property Owners, a nonprofit property owners' association a subdivision in Bell County, Texas:

Vol. 4953, Page 224, Official Public Records of Real Property of Bell County, Texas

9. Recording Data for Records Production and Copying Policy of Belton Legend Oaks Property Owners' Association, Inc., a Texas nonprofit property owners' association:

Document #2022-051123, Official Public Records of Bell County, Texas

10. Recording Data for Document Retention Policy of Belton Legend Oaks Property Owners' Association, Inc., a Texas nonprofit property owners' association:

Document #2022-051123, Official Public Records of Bell County, Texas

11. Recording Data for Guidelines for Alternative Payment Plans of Belton Legend Oaks Property Owners' Association, Inc., a Texas nonprofit property owners' association:

Document #2022-051123, Official Public Records of Bell County, Texas

12. Website For Association Documents and Dedicatory Instruments Available at:

Accent4rent.com

13. Mailing Address of Association or Name and Mailing Address of Managing Agent, telephone number of Managing Agent:

BELTON LEGEND OAKS PROPERTY OWNERS' ASSOCIATION, INC

ATTN: BILL JONES

c/o Accent Real Estate Services

2400 S 57th Street

Temple, Texas 76504

Telephone: (254) 773-0900 Fax: (254) 773-1299 Email: hoamanager@accentres.com

14. Supplemental Filings of Amendments:

First Amendment to the Declaration of Covenants, Conditions and Restrictive Covenants of Legend Oaks Addition, an addition to the city of Belton, Bell County, Texas is filed as Document #2022-051122, Official Public Records of Real Property of Bell County, Texas.

15. Guidelines, Rules and Regulations:

The ARC mayu promulgate Builder Guidelines for the subdivision, and may amend such Builder Guidelines, from time to time, in accordance with the provisions of the Declaration. The Board of the Association may promulgate Rules and Regulations at a future date, and may amend such Rules and Regulations, from time to time, in accordance with the provisions of the Declaration. Such information is on file with the Association.

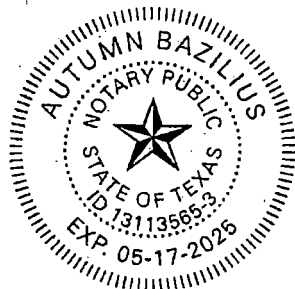
BELTON LEGEND OAKS PROPERTY OWNERS' ASSOCIATION INC
a Texas non-profit property owners' association

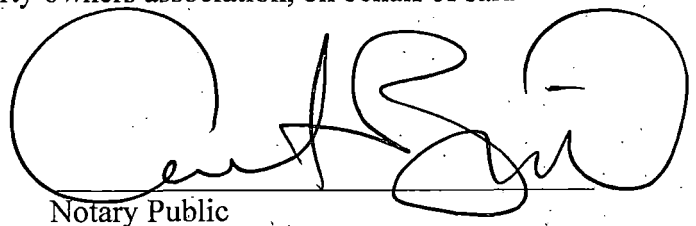
By: 

Bill Jones (Manager) ACKNOWLEDGEMENT

STATE OF TEXAS §
COUNTY OF BELL §

This instrument was acknowledged and signed before me on January 13, 2025, by Bill Jones, in his capacity as Manager/ Broker of BELTON LEGEND OAKS PROPERTY OWNERS' Association, a Texas nonprofit property owners association, on behalf of said property owners' association.




Notary Public



Bell County
Shelley Coston
County Clerk
Belton, Texas 76513

Instrument Number: 2025001781

As
CERTIFICATE

Recorded On: January 13, 2025

Parties: LEGEND OAKS POA INC

To LEGEND OAKS ADDITION

Comment:

Billable Pages: 3

Number of Pages: 4

(Parties listed above are for Clerks' reference only)

**** Examined and Charged as Follows ****

CLERKS RMF:	\$5.00
RECORDING:	\$13.00
Total Fees:	\$18.00

***** DO NOT REMOVE. THIS PAGE IS PART OF THE INSTRUMENT *****

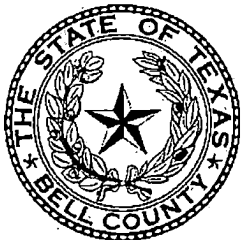
Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY
because of color or race is invalid and unenforceable under federal law.

File Information

Instrument Number: 2025001781
Receipt Number: 442586
Recorded Date/Time: 01/13/2025 1:56:45 PM
User / Station: dolgenms - BCCCD0639

Record and Return To:

ACCENT REAL ESTATE SERVICES
2400 S 57TH ST
TEMPLE, TX 76504



I hereby certify that this instrument was filed on the date and time stamped hereon and was duly
recorded in the Real Property Records in Bell County, Texas

Shelley Coston
Bell County Clerk