Denton County
Juli Luke
County Clerk

Instrument Number: 56068

ERecordings-RP

CERTIFICATE

Recorded On: May 14, 2026 03:26 PM

Number of Pages: 4

" Examined and Charged as Follows: "

Total Recording: $37.00

********** **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:	56068
Receipt Number:	20260514000567
Recorded Date/Time:	May 14, 2026 03:26 PM
User:	Debbie D
Station:	Station 22

Record and Return To:

Corporation Service Company

STATE OF TEXAS
COUNTY OF DENTON

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 Records of Denton County, Texas.

Juli Luke
County Clerk
Denton County, TX

AFTER RECORDING RETURN TO:
Judd A. Austin, Jr.
Henry Oddo Austin & Fletcher, P.C.
1717 Main Street
Suite 4600
Dallas, Texas 75201

STATE OF TEXAS §
§
COUNTY OF DENTON §

PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE FOR SANGER MEADOW HOME OWNERS ASSOCIATION, INC.

This PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE ("*Certificate*") is made on behalf of SANGER MEADOW HOME OWNERS ASSOCIATION, INC., a Texas non-profit corporation ("*Association*").

WHEREAS, Riverside Homebuilders, Ltd., a Texas limited partnership, as the Declarant, executed and previously placed of record that certain Sanger Meadows Declaration of Covenants, Conditions and Restrictions on August 3, 2020, as Instrument No. 2020-114757 in the Official Public Records of Denton County, Texas ("*Declaration*") as supplemented or amended, 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 subdivision which is the subject of the Declaration is Sanger Meadow Addition – Phases I and II.

2. **Name and Mailing Address of the Association**. The name of the Association is Sanger Meadow Home Owners Association, Inc., and its mailing address is c/o Legacy Southwest Property Management, LLC ("*Legacy Southwest PM*"), 5600 Tennyson Pkwy., Ste. 120, Plano, Texas 75024.

3. **Recording Data for the Subdivision**. The recording data for Sanger Meadow Addition, an addition to the City of Sanger, Denton County, Texas, is recorded as Instrument No. 2020-211 (Phase I) and Instrument No. 2020-390 (Phase II) in the Official Public Records of Denton County, Texas, including all amendments thereof and supplements thereto.

4. **Recording Data for the Declaration**. The recording data for the Declaration was recorded under Instrument No. 2020-114757; Instrument No. 2020-162019 (Amended and Restated); Instrument No. 2021-5752 (Supplemental); and Instrument No. 2021-5753 (Second Supplemental) along with any and all amendments and supplements recorded in the Official Public Records of Denton County, Texas.

5. **Name and Contact Information for the Association or the Managing Agent of the Association**. The current mailing address for the Association is c/o Legacy Southwest PM, 5600 Tennyson Pkwy., Ste. 120, Plano, Texas 75024, telephone number is (214) 705-1615, and e-mail address is generaloffice@legacysouthwestpm.com.

6. **Website**. The Association's website may be found at lswpm.cincwebaxis.com/sanger.

7. **Fees Due Upon Property Transfer**. Fees charged relating to a property transfer are:

Type of Property Transfer	Dollar Amount
Resale Certificate	$375.00-$475.00
Transfer Fee	$150.00
Capitalization Fee	$250.00
Refinance Certificates, PUD Forms, Lender Questionnaires	$75.00-$150.00

8. **Resale Certificates and Other Information**. Resale Certificates and other information regarding the Association may be requested by contacting the Association c/o Legacy Southwest PM via www.legacysouthwestpm.com/. The telephone number for Legacy Southwest PM is (214) 705-1615. Alternatively, you may contact the office for Legacy Southwest PM at 5600 Tennyson Pkwy., Ste. 120, Plano, Texas 75024 or by e-mail at generaloffice@legacysouthwestpm.com.

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. This Certificate shall serve to take the place of all Management Certificates previously filed on behalf of the Association.

ASSOCIATION:

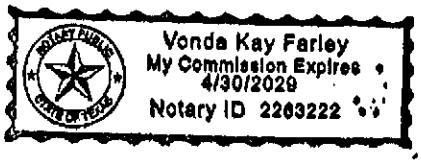
SANGER MEADOW HOME OWNERS ASSOCIATION, INC.,
a Texas non-profit corporation

By: Legacy Southwest Property Management, LLC
Its: Managing Agent

By: _____
Danielle Lascalere, Managing Agent

STATE OF TEXAS §
§
COUNTY OF COLLIN §

This instrument was acknowledged before me on the 13 day of May, 2026 by Danielle Lascalere, Managing Agent with Legacy Southwest Property Management, LLC, the Managing Agent of Sanger Meadow Home Owners Association, Inc., a Texas non-profit corporation.



Vonda Farley
Notary Public, State of Texas