


MARY LOUISE NICHOLSON
COUNTY CLERK

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 TARRANT §

**PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE
FOR
BRIGHTON ESTATES RESIDENTIAL COMMUNITY, INC.**

This PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE (this "*Certificate*") is made on behalf of BRIGHTON ESTATES RESIDENTIAL COMMUNITY INC., a Texas non-profit corporation (the "*Association*").

W I T N E S S E T H :

WHEREAS, Clairemont Brighton, LLC, a Texas limited liability company, as the Declarant, executed and previously placed of record that certain Declaration of Covenants, Conditions and Restrictions for Brighton Estates, recorded on May 19, 2021, under Instrument No. D221141847 in the Official Public Records of Tarrant County, Texas (the "*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 Brighton Estates Phase 1A.

2. **Name and Mailing Address of the Association.** The name of the Association is Brighton Estates Residential Community, Inc., and its mailing address is c/o Legacy Southwest Property Management, LLC ("*Legacy Southwest PM*"), 5600 Tennyson Pkwy. Ste 270, Plano, Texas 75024.

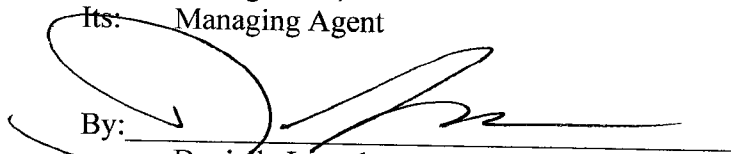
3. **Recording Data for the Subdivision.** The recording data for the subdivision is Brighton Estates, an addition to the City of Grand Prairie, Tarrant County, Texas, recorded under Instrument No. D220335712 of the Plat or Map Records of Tarrant County, Texas.
4. **Recording Data for the Declaration.** The recording data for the Declaration was recorded under Instrument No. D221141847, along with any and all amendments and supplements recorded in the Official Public Records of Tarrant 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 270, Plano, Texas 75024, telephone (214) 705-1615, and email propertymanagement@brightonestatestxhoa.com.
6. **Website.** The Association's website may be found at <https://www.brightonestatestxhoa.com/homepage.aspx>.
7. **Fees Due Upon Property Transfer.** Fees charged relating to a property transfer are: (i) \$150.00 - transfer fee; and (ii) \$250.00 - resale certificate fee.
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 <http://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 270, Plano, Texas 75024 or by email at propertymanagement@brightonestatestxhoa.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:

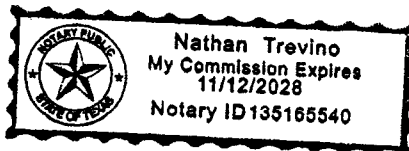
**BRIGHTON ESTATES RESIDENTIAL
COMMUNITY, INC.,**
a Texas non-profit corporation

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

By: 
Danielle Lascalere, Community Manager

STATE OF TEXAS §
 §
COUNTY OF COLLIN §

This instrument was acknowledged before me on the 10th day of September, 2025, by Danielle Lascalere, Community Manager with Legacy Southwest Property Management, LLC, the Managing Agent of Brighton Estates Residential Community, Inc., a Texas non-profit corporation.



Nathan Trevino
Notary Public, State of Texas