

**MANAGEMENT CERTIFICATE
OF
SONGHILL RESIDENTIAL COMMUNITY, INC.**

The undersigned, being an officer or managing agent of Songhill Residential Community, Inc., a Texas nonprofit corporation (the “**Association**”), and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

1. The name of the subdivision: Songhill.
2. The name of the Association: Songhill Residential Community, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: All that certain real property located in Collin County, Texas, made subject to that certain Declaration of Covenants, Conditions and Restrictions for Songhill, recorded under Document No. 2025000163134, in the Official Public Records of Collin County, Texas, as the same may be amended from time to time (the “**Declaration**”).
4. The recording data for the Declaration and any amendments thereto: See Attachment 1 to this Management Certificate.
5. The name and mailing address of the Association: Songhill Residential Community, Inc., c/o Legacy Southwest Property Management, 5600 Tennyson Pkwy., Ste 270, Plano, TX 75024.
6. The name, mailing address, telephone number, and email address of the person managing the Association:

Name:	Songhill Residential Community, Inc. c/o Legacy Southwest Property Management
Mailing Address:	5600 Tennyson Pkwy., Ste 270 Plano, TX 75024
Attn:	Community Manager_
Telephone Number:	214-705-1615
Email Address:	propertymanagement@songhillhoa.com
7. Website to access the Association’s dedicatory instruments:
www.songhillhoa.com

8. Amount and description of fees related to property transfer in the subdivision:

The Association fees are in the following amounts:

Working Capital Assessment - one half (1/2) of the annual Regular Assessment for the year in which the Lot was conveyed

Transfer Fee - \$150.00

Resale Certificate Fee - \$375.00 - \$475.00

The Association fees cover all costs that the Association incurs related to a property transfer in the subdivision.

[SIGNATURE PAGE FOLLOWS]

EXECUTED to be effective on the date this instrument is Recorded.

SONGHILL RESIDENTIAL COMMUNITY, INC.,
a Texas nonprofit corporation

By: *Hunter Tatham*

Name: Hunter Tatham

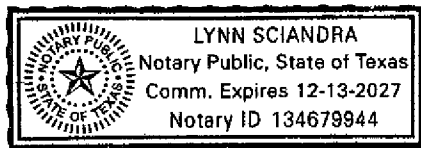
Title: President

STATE OF TEXAS §
 §
COUNTY OF Dallas §

This instrument was acknowledged before me on the 30 day of January, 2026, by Hunter Tatham, President of Songhill Residential Community, Inc., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

(SEAL)

Lynn Sciandra
Notary Public Signature



AFTER RECORDING RETURN TO:

Kristi E. Stotts, Esq.
Winstead PC
600 W. 5th Street, Suite 900
Austin, TX 78701
Email: kstotts@winstead.com

ATTACHMENT 1

1. Declaration of Covenants, Conditions and Restrictions for Songhill, recorded under Document No. 2025000163134, in the Official Public Records of Collin County, Texas, as the same may be amended from time to time.
2. Songhill Community Manual, recorded under Document No. 2025000163541, in the Official Public Records of Collin County, Texas, as the same may be amended and/or supplemented from time to time.
3. Songhill Adoption of Working Capital Assessment, recorded under Document No. 2026000012628, in the Official Public Records of Collin County, Texas.

*This Management Certificate does not purport to identify every publicly recorded document affecting the Subdivision, or to report every piece of information pertinent to the Subdivision. Rather, the purpose of this Management Certificate is to provide information sufficient for a title company or others to correctly identify the Subdivision and to contact the Association. No person should rely on this Management Certificate for anything other than instructions for identifying and contacting the Association.

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

Instrument Number: 2026000012953

eRecording - Real Property

CERTIFICATE

Recorded On: February 03, 2026 08:29 AM

Number of Pages: 5

" 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: 2026000012953
Receipt Number: 20260202000816
Recorded Date/Time: February 03, 2026 08:29 AM
User: Christopher J
Station: cck055

Record and Return To:

Simplifile



**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

