

**Denton County
Juli Luke
County Clerk**

Instrument Number: 104254

ERecordings-RP

CERTIFICATE

Recorded On: September 17, 2025 01:50 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: 104254
Receipt Number: 20250917000216
Recorded Date/Time: September 17, 2025 01:50 PM
User: Kraig T
Station: Station 21

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
MIDWAY RIDGE
OWNERS ASSOCIATION, INC.**

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

WHEREAS, Midway/380, LLC, a Texas limited liability company, as the Declarant, executed and previously placed of record that certain Declaration of Restrictive Covenants for Midway Ridge on October 15, 2018, under Instrument No. 2018-121351 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 Midway Ridge, Phases One, Two, and Three.
2. **Name and Mailing Address of the Association.** The name of the Association is Midway Ridge Owners Association, 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 Midway Ridge, an addition to the City of Ponder, Denton County, Texas, is recorded as Instrument No. 2018-421 (Phase 1), Instrument No. 2020-159 (Phase 2), and Instrument No. 2021-251 (Phase 3) 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. 2018-121351, 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 270, Plano, Texas 75024, telephone number is (214) 705-1615, and e-mail address is propertymanager@midwayridgehoa.com.

6. **Website.** The Association's website may be found at www.midwayridgehoa.com.

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

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 270, Plano, Texas 75024 or by e-mail at propertymanager@midwayridgehoa.com.

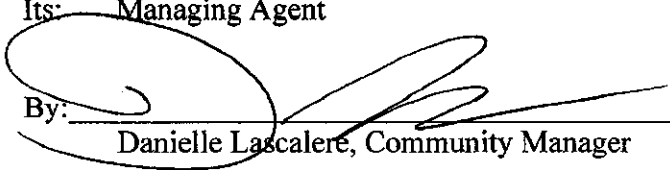
IN WITNESS WHEREOF, the undersigned has caused this Certificate to be executed on behalf of the Association in compliance with Section 209.004 of the Texas Property Code. This Certificate shall serve to take the place of all Management Certificates previously filed on behalf of the Association.

ASSOCIATION:

**MIDWAY RIDGE OWNERS
ASSOCIATION, INC.,
a Texas non-profit corporation**

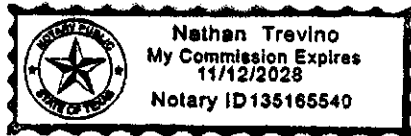
By: Legacy Southwest Property
Management, LLC

Its: Managing Agent

By: 
Danielle Lascalere, Community Manager

STATE OF TEXAS §
 §
COUNTY OF COLLIN §

This instrument was acknowledged before me on the 15th day of September, 2025, by Danielle Lascalere, Community Manager with Legacy Southwest Property Management, LLC, the Managing Agent of Midway Ridge Owners Association, Inc., a Texas non-profit corporation.



Nathan Trevino
Notary Public, State of Texas