

**Denton County  
Juli Luke  
County Clerk**

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**Instrument Number:** 101965

ERecordings-RP

PROPERTY ASSOC MGMT CERT

Recorded On: September 11, 2025 10:56 AM

Number of Pages: 4

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**" Examined and Charged as Follows: "**

Total Recording: \$37.00

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**\*\*\*\*\* 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: 101965  
Receipt Number: 20250911000198  
Recorded Date/Time: September 11, 2025 10:56 AM  
User: Emmalee V  
Station: Station 5

**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  
BEAVER CREEK HOMEOWNERS ASSOCIATION, INC.**

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

**WITNESSETH:**

**WHEREAS**, LGI HOMES-TEXAS, LLC, a Texas limited liability company, as the Declarant, executed and previously placed of record that certain Declaration of Covenants, Conditions and Restrictions for Beaver Creek, recorded on January 17, 2017, under Instrument No. 2017-5694 in the Official Public Records of Denton 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 Beaver Creek, Phase 1A, Phase 1B, Phase 2, and Phase 3.

2.     **Name and Mailing Address of the Association.** The name of the Association is Beaver Creek Homeowners 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 the subdivision is as follows: Beaver Creek Phase 1A is recorded under Instrument No. 2016-2149; Beaver Creek Phase 1B is recorded under Instrument No. 2017-60; Beaver Creek Phase 2 is recorded under Instrument No. 2017-208; and Beaver Creek Phase 3 is recorded under Instrument No. 2018-38 of the Plat or Map Records of Denton County, Texas.

4. **Recording Data for the Declaration.** The Declaration was recorded on January 17, 2017, under Instrument No. 2017-5694, supplemented and/or amended by that certain First Amendment, recorded on November 2, 2017, filed as Instrument No. 2017-136143; Certificate of Annexation to the Declaration, recorded on November 2, 2017, filed as Instrument No. 2017-136256; 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 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@beavercreektxhoa.com](mailto:propertymanagement@beavercreektxhoa.com).

6. **Website.** The Association's website may be found at <https://www.beavercreektxhoa.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.

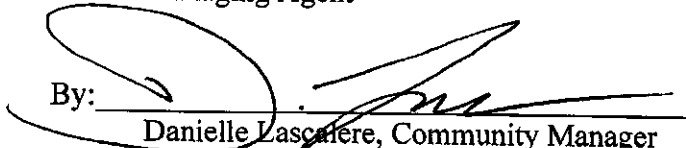
8. **Resale Certificates and Other Information.** Resale Certificates and other information regarding the Association may be requested by contacting the Association c/o Legacy Southwest PM via <http://www.legacysouthwestpm.com/>. The telephone number for Legacy Southwest PM is (214) 705-1615. Alternatively, you may contact the office for Legacy Southwest PM at 5600 Tennyson Pkwy. Ste 270, Plano, Texas 75024 or by email at [propertymanagement@beavercreektxhoa.com](mailto:propertymanagement@beavercreektxhoa.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:**

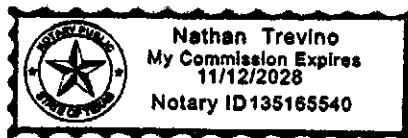
**BEAVER CREEK HOMEOWNERS  
ASSOCIATION, INC.,**  
a Texas non-profit corporation

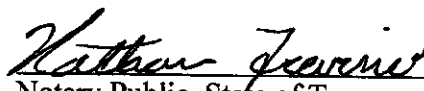
By: Legacy Southwest Property  
Management, LLC  
Its: Managing Agent

By:   
Danielle Lascalere, Community Manager

STATE OF TEXAS       §  
                                  §  
COUNTY OF COLLIN   §

This instrument was acknowledged before me on the 10<sup>th</sup> day of September, 2025, by Danielle Lascalere, Community Manager with Legacy Southwest Property Management, LLC, the Managing Agent of Beaver Creek Homeowners Association, Inc., a Texas non-profit corporation.



  
Notary Public, State of Texas