

  
MARY LOUISE NICHOLSON  
COUNTY CLERK

**AFTER RECORDING RETURN TO:**

**Judd A. Austin, Jr.  
Henry Oddo Austin & Fletcher, P.C.  
1700 Pacific Avenue  
Suite 2700  
Dallas, Texas 75201**

STATE OF TEXAS       §  
                                  §  
COUNTY OF TARRANT   §

**PROPERTY OWNERS' ASSOCIATION  
MANAGEMENT CERTIFICATE  
FOR  
FORT WORTH STONE CREEK RANCH  
HOMEOWNERS' ASSOCIATION, INC.**

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

**WHEREAS**, Gehan Homes, Ltd., a Texas limited partnership, as the Declarant, executed and previously placed of record that certain Declaration of Covenants, Conditions and Restrictions for Stone Creek Ranch Subdivision, recorded on May 16, 2005, under Instrument No. D205138309 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 Stone Creek Ranch, Phases I, II, III, IV, V, VI, and VII.
2.     **Name and Mailing Address of the Association.** The name of the Association is Fort Worth Stone Creek Ranch Homeowners' Association, Inc., and its mailing address is c/o Legacy Southwest Property Management, LLC ("*Legacy Southwest PM*"), 8668 John Hickman Parkway, Suite 801, Frisco, Texas 75034.
3.     **Recording Data for the Subdivision.** The recording data for Stone Creek Ranch, an addition to the City of Fort Worth, Tarrant County, Texas, is recorded under (i) Instrument No. 0205035336, Cabinet A, Slide 9909 (Phase I); (ii) Cabinet A, Slide 10424 (Phase II); (iii) Cabinet A, Slide 12443 (Phase III); (iv) (Instrument No. D214171052 (Phase IV); (v) Instrument No. D216067307 (Phase V); (vi) Instrument No. D217135456 (Phase VI); and (vii) Instrument No.

D217191856 (Phase VII), recorded in the Official Public Records of Tarrant County, Texas, including replats thereto.

4. **Recording Data for the Declaration.** The recording data for the Declaration was recorded under Instrument No. D205138309 and the First Amendment to the Declaration recorded under Instrument No. D212113291, 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, 8668 John Hickman Parkway, Suite 801, Frisco, Texas 75034, telephone (214) 705-1615, and e-mail at [propertymanagement@stonecreek ranch txhoa.com](mailto:propertymanagement@stonecreek ranch txhoa.com).

6. **Website.** The Association's website may be found at <https://www.stonecreek ranch txhoa.com/homepage.aspx>.

7. **Fees Due Upon Property Transfer.** Fees charged relating to a property transfer are: (i) \$150.00 - transfer fee; (ii) \$250.00 - resale certificate; (iii) \$500.00 - capitalization fee; and (iv) \$150.00 - acquisition 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 8668 John Hickman Parkway, Suite 801, Frisco, Texas 75034 or by e-mail at [propertymanagement@stonecreek ranch txhoa.com](mailto:propertymanagement@stonecreek ranch txhoa.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.

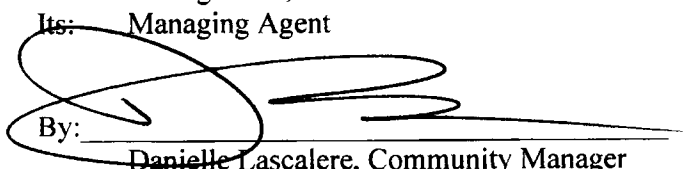
**ASSOCIATION:**

**FORT WORTH STONE CREEK  
RANCH 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 20th day of September, 2021, by Danielle Lascalere, Community Manager with Legacy Southwest Property Management, LLC, the Managing Agent of Fort Worth Stone Creek Ranch Homeowners' Association, Inc., a Texas non-profit corporation.



Vonda Farley  
Notary Public, State of Texas