

Kaufman County
Laura Hughes
County Clerk

Instrument Number: 2024-0004843

Billable Pages: 4
Number of Pages: 5

FILED AND RECORDED – REAL RECORDS	CLERKS COMMENTS
<p>On: 02/22/2024 at 09:01 AM</p> <p>Document Number: <u>2024-0004843</u></p> <p>Receipt No: <u>24-4580</u></p> <p>Amount: \$ <u>37.00</u></p> <p>Vol/Pg: <u>V:8393 P:259</u></p>	<p>E-RECORDING</p>



STATE OF TEXAS
COUNTY OF KAUFMAN

I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the Official Public Records of Kaufman County, Texas.

Laura A. Hughes

Laura Hughes, County Clerk

Recorded By: Reece Collier, Deputy

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.

Record and Return To:

WINSTEAD PC - AUSTIN
401 CONGRESS AVENUE, SUITE 21
AUSTIN, TX 78701



**SECOND AMENDED AND RESTATED MANAGEMENT CERTIFICATE
OF
HIGHBRIDGE HOMEOWNERS ASSOCIATION, INC.**

The undersigned, being an officer of Highbridge Homeowners Association, Inc. (the "Association"), and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

THIS CERTIFICATE AMENDS, RESTATES AND REPLACES ALL PREVIOUSLY RECORDED MANAGEMENT CERTIFICATES OF HIGHBRIDGE HOMEOWNERS ASSOCIATION, INC., INCLUDING BUT NOT LIMITED TO THOSE RECORDED UNDER DOCUMENT NOS. 2020-0008796 AND 2022-0040257, OFFICIAL PUBLIC RECORDS OF KAUFMAN COUNTY, TEXAS.

1. The name of the subdivision: Highbridge.
2. The name of the Association: Highbridge Homeowners Association, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: All of that certain real property located in Kaufman County, Texas, made subject that certain Kingsborough South Development Area Declaration [Residential] – Highbridge, recorded under Document No. 2020-0008657, Official Public Records of Kaufman County, Texas, as amended (the "Development Area Declaration"), pursuant to the recording of one or more Notices of Applicability (as such term is defined in the Covenant and Development Area Declaration).
4. The recording data for the Development Area Declaration, with any amendments and/or supplements thereto: See Attachment 1.
5. The name and mailing address of the Association: Highbridge Homeowners Association, Inc., c/o Legacy Southwest Property Management, Attn: Ivori Moore, 8668 John Hickman Parkway, Suite 801, Frisco, Texas 75034.
6. The name, mailing address, telephone number, and email address of the person managing the Association:

Name:	Legacy Southwest Property Management
Name:	Ivori Moore
Mailing Address:	8668 John Hickman Parkway, Suite 801, Frisco, TX 75034
Telephone Number:	214-705-1615
Email Address:	ivori@legacysouthwestpm.com
7. Website to access the Association's dedicatory instruments: www.highbridgehoa.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 - \$200.00

Transfer Fee - \$100.00.

Advance Assessments - \$400.00.

Resale Certificate Fee - \$250.00.

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

[SIGNATURE PAGE FOLLOWS]

ATTACHMENT 1

RECORDING DATA FOR THE COVENANT AND RELATED DOCUMENTS

1. Kingsborough South Master Covenant [Residential] recorded under Document No. 2018-0011925, Official Public Records of Kaufman County, Texas.
2. Assignment of Declarant Rights, recorded under Document No. 2018-0024142, Official Public Records of Kaufman County, Texas.
3. Kingsborough South Development Area Declaration [Residential] [Highbridge], recorded under Document No. 2020-0008657, Official Public Records of Kaufman County, Texas.
4. Highbridge Notice of Applicability [Residential] [Highbridge, Phase 1], recorded under Document No. 2020-0008678, Official Public Records of Kaufman County, Texas.
5. Highbridge Adoption of Working Capital Assessment, recorded under Document No. 2020-0008679, Official Public Records of Kaufman County, Texas.
6. Highbridge Community Manual, recorded under Document No. 2020-0009432, Official Public Records of Kaufman County, Texas.
 - (a) Highbridge First Supplement to Community Manual, recorded under Document No. 2022-0039427, Official Public Records of Kaufman County, Texas
 - (b) Highbridge Second Supplement to Community Manual, recorded under Document No. 2024-0004821, Official Public Records of Kaufman County, Texas.
7. Highbridge Notice of Applicability [Residential] [Highbridge, Phases 2 and 3], recorded under Document No. 2021-0018463, Official Public Records of Kaufman County, Texas.
8. Highbridge Notice of Applicability [Residential] [Highbridge, Phases 4 and 5], recorded under Document No. 2022-0042245, Official Public Records of Kaufman County, Texas.

ATTACHMENT 1

HIGHBRIDGE HOMEOWNERS ASSOCIATION, INC.
SECOND AMENDED AND RESTATED MANAGEMENT CERTIFICATE
#2024-0004843