

**Grayson County
Deana Patterson
County Clerk
Sherman, TX 75090**

Instrument Number: 2023 - 29304

ERecordings-RP

Recorded On: October 31, 2023 03:26 PM

Number of Pages: 5

" Examined and Charged as Follows: "

Total Recording: \$28.00

******* THIS PAGE IS PART OF THE INSTRUMENT *******

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File Information:

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Record and Return To:

Simplifile
100 W. Houston Ste. 17

Sherman TX 75090



**STATE OF TEXAS
COUNTY OF GRAYSON**

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 Grayson County, Texas.

Deana Patterson
County Clerk
Grayson County, TX

**MANAGEMENT CERTIFICATE
OF
LUELLA CROSSING RESIDENTIAL COMMUNITY, INC.**

The undersigned, being an officer or managing agent of Luella Crossing 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: Luella Crossing.
2. The name of the Association: Luella Crossing Residential Community, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: All that certain real property located in Grayson County, Texas, made subject to that certain Declaration of Covenants, Conditions and Restrictions for Luella Crossing, recorded under Document No. 2023-29223 in the Official Public Records of Grayson 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: Luella Crossing Residential Community, Inc., c/o Legacy Southwest Property Management, 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:	Luella Crossing Residential Community, Inc., c/o Legacy Southwest Property Management
Mailing Address:	8668 John Hickman Parkway, #801, Frisco, TX 75034
Attn:	Danielle Lascalere
Telephone Number:	214-705-1615
Email Address:	<u>Danielle@legacysouthwestpm.com</u>

7. Website to access the Association's dedicatory instruments:
www.luellacrossinghoa.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 - \$225.00

Transfer Fee - \$150.00

Resale Certificate Fee:

- \$250.00 - \$350.00 (Developer to Homebuilder)
- \$350.00 - \$450.00 (Homebuilder to Owner)
- \$350.00 - \$450.00 (Owner to Owner)

Refinance Certificates, PUD forms, lender questionnaires or other related forms:
\$25.00 - \$100.00, , depending upon the type of form.

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.

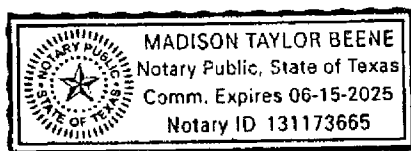
LUELLA CROSSING RESIDENTIAL COMMUNITY, INC.,
a Texas nonprofit corporation

By: *Sandra Lee*
Name: Sandra Lee
Title: President

STATE OF TEXAS §
 §
COUNTY OF Dallas §

This instrument was acknowledged before me on the 30 day of OCTOBER, 2023 by Sandra Lee, President of Luella Crossing Residential Community, Inc., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

(SEAL)



[Signature]
Notary Public Signature

AFTER RECORDING RETURN TO:

Kristi E. Stotts, Esq.
Winstead PC
401 Congress Avenue, Suite 2100
Austin, Texas 78701
Email: kstotts@winstead.com

ATTACHMENT 1

1. Declaration of Covenants, Conditions and Restrictions for Luella Crossing, recorded under Document No. 2023-29223 in the Official Public Records of Grayson County, Texas, as the same may be amended and/or supplemented from time to time.
2. Luella Crossing Community Manual, recorded under Document No. 2023-29246 in the Official Public Records of Grayson County, Texas, as the same may be amended and/or supplemented from time to time.
3. Luella Crossing Adoption of Working Capital Assessment, recorded under Document No. 2023-29245 in the Official Public Records of Grayson County, Texas.

ATTACHMENT 1

LUELLA CROSSING RESIDENTIAL COMMUNITY, INC.
MANAGEMENT CERTIFICATE