

**Denton County
Juli Luke
County Clerk**

Instrument Number: 104237

ERecordings-RP

CERTIFICATE

Recorded On: September 17, 2025 01:35 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: 104237
Receipt Number: 20250917000199
Recorded Date/Time: September 17, 2025 01:35 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
HOA OF BRENTWOOD PLACE, INC.**

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

W I T N E S S E T H :

WHEREAS, Brentwood Place Development, Ltd., a Texas limited partnership, as Declarant, executed and previously placed of record that certain Declaration of Covenants, Conditions and Restrictions for Brentwood Place, recorded on May 15, 2018, under Instrument No. 2018-54964 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 Brentwood Place.
2. **Name and Mailing Address of the Association.** The name of the Association is HOA of Brentwood Place, 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 recorded under Instrument No. 2017-307 in the Plat or Map Records of Denton County, Texas.

4. **Recording Data for the Declaration.** The recording data for the Declaration is recorded on May 15, 2018, under Instrument No. 2018-54964, the First Amendment to the Declaration recorded on November 27, 2019, as Instrument No. 2019-151579, the Second Amendment to the Declaration recorded on May 13, 2021, as Instrument No. 2021-87312, 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@brentwoodplacethoa.com.

6. **Website.** The Association's website may be found at <https://www.brentwoodplacethoa.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 fee; and (iii) \$500.00 - capitalization fee.

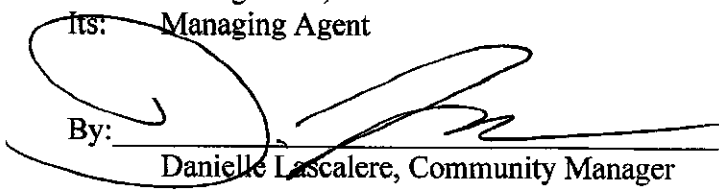
8. **Resale Certificates and Other Information.** Resale Certificates and other information regarding the Association may be requested by contacting the Association c/o Legacy Southwest PM via <http://www.legacysouthwestpm.com/>. The telephone number for Legacy Southwest PM is (214) 705-1615. Alternatively,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

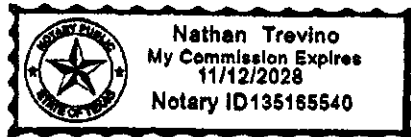
**HOA OF BRENTWOOD PLACE, INC.,
a Texas non-profit corporation**

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

By: 
Danielle Lascare, Community Manager

STATE OF TEXAS §
 §
COUNTY OF COLLIN §

This instrument was acknowledged before me on the 15th day of September, 2015, by Danielle Lascalere, Community Manager with Legacy Southwest Property Management, LLC, the Managing Agent of HOA of Brentwood Place, Inc., a Texas non-profit corporation.



Nathan Trevino
Notary Public, State of Texas