


MARY LOUISE NICHOLSON
COUNTY CLERK

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 TARRANT §

**PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE
FOR
PIONEER POINT
RESIDENTIAL COMMUNITY, INC.**

This PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE ('*Certificate*') is made on behalf of PIONEER POINT RESIDENTIAL COMMUNITY, INC., a Texas non-profit corporation ("*Association*").

WHEREAS, D.R. Horton – Texas, Ltd., a Texas limited partnership, as the Declarant, executed and previously placed of record that certain Declaration of Covenants, Conditions and Restrictions on April 13, 2020, as Instrument No. D220082693 in the Official Public Records of Tarrant County, Texas ("*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 Pioneer Point.

2. **Name and Mailing Address of the Association.** The name of the Association is Pioneer Point Residential Community, 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 Pioneer Point, an addition to the City of Fort Worth, Tarrant County, Texas, is recorded as Instrument No. D219287627; Instrument No. D221361248 (Phase 2); Instrument No. D222083697 (Phase 3) in the Official Public Records of Tarrant County, Texas, including all amendments thereof and supplements thereto.

4. **Recording Data for the Declaration.** The recording data for the Declaration was recorded under Instrument No. D220082693; Instrument No. D220092228 (First Amendment); and Instrument No. D222286626 (Second Amendment), 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 number is (214) 705-1615, and e-mail address is generaloffice@legacysouthwestpm.com.

6. **Website.** The Association's website may be found at lswpm.cincwebaxis.com/pprc.

7. **Fees Due Upon Property Transfer.** Fees charged relating to a property transfer are:

| Type of Property Transfer | Dollar Amount |
|--|---------------------------------|
| Working Capital Assessment (New Homeowner) | \$250.00 |
| Working Capital Assessment (Resale Owner) | ½ of annual regular assessments |
| Reserve Fund Contribution | \$500.00 |
| Ownership Transfer Fee | \$150.00 |
| Resale Certificate Fee | \$375.00 - \$475.00 |
| Refinance Certificates, PUD Forms, Lender Questionnaires | \$75.00 - \$150.00 |

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 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 generaloffice@legacysouthwestpm.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:

**PIONEER POINT
RESIDENTIAL COMMUNITY, 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 7 day of March, 2025,
by Danielle Lascalere, Community Manager with Legacy Southwest Property Management, LLC, the
Managing Agent of Pioneer Point Residential Community, Inc., a Texas non-profit corporation.

Vonda Farley
Notary Public, State of Texas

