

Denton County  
Juli Luke  
County Clerk

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Instrument Number: 76753

ERecordings-RP

MISCELLANEOUS

Recorded On: May 23, 2022 03:26 PM

Number of Pages: 4

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" Examined and Charged as Follows: "

Total Recording: \$38.00

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\*\*\*\*\* 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: 76753  
Receipt Number: 20220523000588  
Recorded Date/Time: May 23, 2022 03:26 PM  
User: Terri B  
Station: Station 20

**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.  
1700 Pacific Avenue  
Suite 2700  
Dallas, Texas 75201**

STATE OF TEXAS           §  
  §  
COUNTY OF DENTON       §

**PROPERTY OWNERS' ASSOCIATION  
MANAGEMENT CERTIFICATE  
FOR  
BEALL WAY HOMEOWNERS ASSOCIATION, INC.**

This PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE (this "*Certificate*") is made on behalf of BEALL WAY HOMEOWNERS ASSOCIATION, INC., a Texas non-profit corporation ("*Association*").

**WITNESSETH:**

**WHEREAS**, LGI Homes – Texas, LLC, a Texas limited liability company, as the Declarant, executed and previously placed of record that certain Declaration of Covenants, Conditions and Restrictions for Beall Way, recorded on September 23, 2020, under Instrument No. 20200923000639 in the Official Public Records of Denton 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 Beall Way.

2.     **Name and Mailing Address of the Association**. The name of the Association is Beall Way 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 the subdivision is recorded under Instrument Numbers 2019-156, as amended or revised and including any replats thereof, in the Map/Plat Records or Official Public Records of Denton County, Texas.

4. **Recording Data for the Declaration.** The recording data for the Declaration is recorded under Instrument No. 20200923000639, 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, 8668 John Hickman Parkway, Suite 801, Frisco, Texas 75034, telephone (214) 705-1615, and email [generaloffice@legacysouthwestpm.com](mailto:generaloffice@legacysouthwestpm.com).

6. **Website.** The Association's website may be found at [lswpm.cincwebaxis.com](http://lswpm.cincwebaxis.com).

7. **Fees Due Upon Property Transfer.** Fees charged relating to a property transfer are: (i) up to \$375.00 as resale certificate fee; (ii) up to \$75.00 as update fee - resale certificate; and (iii) up to \$300.00 as transfer 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 email at [generaloffice@legacysouthwestpm.com](mailto: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:**

**BEALL WAY  
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 23 day of May, 2022 by Danielle Lascalere, Community Manager with Legacy Southwest Property Management, LLC, the Managing Agent of Beall Way Homeowners Association, Inc., a Texas non-profit corporation.



Vonda Farley  
Notary Public, State of Texas