

Denton County  
Juli Luke  
County Clerk

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Instrument Number: 126277

ERecordings-RP

HOA MANAGEMENT CERTIFICATE

Recorded On: November 29, 2023 10:48 AM

Number of Pages: 6

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" Examined and Charged as Follows: "

Total Recording: \$46.00

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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: 126277  
Receipt Number: 20231129000147  
Recorded Date/Time: November 29, 2023 10:48 AM  
User: Lisa H  
Station: Station 41

**Record and Return To:**

Simplifile



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

**MANAGEMENT CERTIFICATE  
FOR  
THE VILLAGES AT LEGACY HOMEOWNERS ASSOCIATION**

STATE OF TEXAS  
COUNTIES OF COLLIN  
AND DENTON

§  
§  
§  
§

KNOW ALL MEN BY THESE PRESENTS:

The undersigned, being the Managing Agent of The Villages at Legacy Homeowners Association ("the Association"), and in accordance with Section 209.004 of the Texas Property Code, hereby certifies the following on behalf of the Association:

1. The name of the subdivision: The subdivision is generally known as The Villages at Legacy (formerly known as the Parks at Legacy). The plats for said subdivision are denominated as: The Parks at Legacy, Phase One; Parks at Legacy, Phase II; Parks at Legacy, Phase III; Parks at Legacy, Phase IV; Hills at Legacy Phase I; Hills at Legacy Phase 2; Lakes at Legacy, Phase 1; Lakes at Legacy, Phase 2; Lakes at Legacy, Phase 3; and Greens at Legacy.
2. The name of the Association: The Parks at Legacy Homeowners' Association, Inc. d/b/a The Villages at Legacy Homeowners Association.
3. The recording data for the subdivision: See Exhibit A attached hereto and incorporated herein by reference.
4. The recording data for the declaration and any amendments to the declaration: See Exhibit B attached hereto and incorporated herein by reference.
5. The name and mailing address of the Association:

The Villages at Legacy Homeowners Association  
c/o Neighborhood Management, Inc.  
1024 S Greenville Ave, Suite 230  
Allen, TX 75002

6. The name and contact information for the Managing Agent of the Association:

Neighborhood Management, Inc.  
Beverly Coghlan  
1024 S Greenville Ave, Suite 230  
Allen, TX 75002  
Phone: 972-359-1548  
Email Address: managementcertificate@nmitx.com

7. Website for dedicatory instruments: <https://neighborhoodmanagement.com>

8. The amount and description of a fee or fees charged by the Association relating to a property transfer in the subdivision:

Resale Certificate:	\$375.00
Updated Resale Certificate:	\$75.00
Transfer Fee:	\$250.00
Homeowners Transfer Fee:	\$100.00
Optional Inspection Fee:	\$150.00
Working Capital Contribution:	\$500.00

**ACKNOWLEDGEMENT**

IN WITNESS WHEREOF, the undersigned has caused this Management Certificate to be executed on behalf of the Association in compliance with Section 209.004 of the Texas Property Code. This Management Certificate shall serve to take the place of all Management Certificates previously filed on behalf of the Association.

**THE VILLAGES AT LEGACY HOMEOWNERS  
ASSOCIATION**

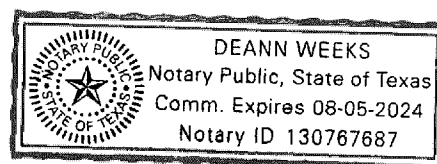
a Texas nonprofit corporation

By: Beverly Coghlan  
Beverly Coghlan, President,  
Neighborhood Management, Inc., Its Managing Agent

STATE OF TEXAS                   §  
   §  
COUNTY OF COLLIN           §

This instrument was acknowledged before me on the 29 day of November, 2023, by Beverly Coghlan, President of Neighborhood Management, Inc., the Managing Agent for The Villages at Legacy Homeowners Association, a Texas nonprofit corporation.

Deann Weeks  
Notary Public, State of Texas



## **Exhibit A**

### **Recording Data for the Subdivision**

1. A Final Plat of The Parks at Legacy, Phase One, recorded as Document No. 2015-283 in the Plat Records of the Official Records of Denton County, Texas.
2. Final Plat, Parks at Legacy, Phase II, recorded as Document No. 2017-117 in the Plat Records of the Official Records of Denton County, Texas.
3. Final Plat, Parks at Legacy, Phase III, recorded as Document No. 2020-179 in the Plat Records of the Official Records of Denton County, Texas.
4. Final Plat, Parks at Legacy, Phase IV, recorded as Document No. 2020-178 in the Plat Records of the Official Records of Denton County, Texas.
5. Final Plat, Hills at Legacy, Phase 1, recorded as Document No. 2017-212 in the Plat Records of the Official Records of Denton County, Texas.
6. Final Plat, Hills at Legacy, Phase 1, recorded as Document No. 20170509010002290 (2017-366) in the Plat Records of the Official Records of Collin County, Texas.
7. Replat, Hills at Legacy, Phase 1, recorded as Document No. 2023-75 in the Plat Records of the Official Records of Denton County, Texas.
8. Final Plat, Hills at Legacy, Phase 2, recorded as Document No. 20211022010003820 (2021-617) in the Plat Records of the Official Records of Collin County, Texas.
9. Final Plat, Lakes at Legacy, Phase 1, recorded as Document No. 2018-390 in the Plat Records of the Official Records of Denton County, Texas.
10. Amending Plat, Lakes at Legacy, Phase 1, recorded as Document No. 2020-152 in the Plat Records of the Official Records of Denton County, Texas.
11. Final Plat, Lakes at Legacy, Phase 2, recorded as Document No. 2021-51 in the Plat Records of the Official Records of Denton County, Texas.
12. Final Plat, Lakes at Legacy, Phase 3, recorded as Document No. 2022-64 in the Plat Records of the Official Records of Denton County, Texas.
13. Final Plat, Greens at Legacy, recorded as Document No. 2021-395 in the Plat Records of the Official Records of Denton County, Texas.
14. Final Plat, Greens at Legacy, recorded as Document No. 20211022010003810 (2021-615) in the Plat Records of the Official Records of Collin County, Texas.
15. Revised Conveyance Plat, Prosper Center, recorded as Document No. 2019-454 in the Plat Records of the Official Records of Denton County, Texas.

## **Exhibit B**

### **Recording Data for the Declaration**

1. Declaration of Covenants, Conditions and Restrictions for The Parks at Legacy, recorded as Document No. 2015-339 in the Official Records of Denton County, Texas.
2. First Amendment to the Declaration of Covenants, Conditions and Restrictions for The Parks at Legacy, recorded as Document No. 2016-14083 in the Official Records of Denton County, Texas.
3. First Supplementary Declaration of Covenants, Conditions and Restrictions for The Village at Legacy, recorded as Document No. 20170417000477410 in the Official Records of Collin County, Texas.
4. First Supplementary Declaration of Covenants, Conditions and Restrictions for The Village at Legacy, recorded as Document No. 2018-17453 in the Official Records of Denton County, Texas.
5. Amended and Restated Declaration of Covenants, Conditions and Restrictions for The Villages at Legacy, recorded as Document No. 2018-57343 in the Official Records of Denton County, Texas.
6. Amended and Restated Declaration of Covenants, Conditions and Restrictions for The Villages at Legacy, recorded as Document No. 20180521000614220 in the Official Records of Collin County, Texas.
7. First Amendment to Amended and Restated Declaration of Covenants, Conditions and Restrictions for The Villages at Legacy, recorded as Document No. 2018-64761 in the Official Records of Denton County, Texas.
8. First Amendment to Amended and Restated Declaration of Covenants, Conditions and Restrictions for The Villages at Legacy, recorded as Document No. 2023000024300 in the Official Records of Collin County, Texas.
9. Second Amendment to the Declaration of Covenants and Restrictions for The Parks at Legacy, recorded as Document No. 2018-74752 in the Official Records of Denton County, Texas.
10. Second Amendment to the Declaration of Covenants and Restrictions for The Parks at Legacy, recorded as Document No. 2023000024303 in the Official Records of Collin County, Texas.
11. Second Supplementary Declaration of Covenants, Conditions and Restrictions for The Villages at Legacy, recorded as Document No. 2019-56687 in the Official Records of Denton County, Texas.
12. Third Supplementary Declaration of Covenants, Conditions and Restrictions for The Villages at Legacy, recorded as Document No. 2019-144487 in the Official Records of Denton County, Texas.
13. Fourth Supplementary Declaration of Covenants, Conditions and Restrictions for The Villages at Legacy, recorded as Document No. 2021-34093 in the Official Records of Denton County, Texas.
14. Fifth Supplementary Declaration of Covenants, Conditions and Restrictions for The Villages at Legacy, recorded as Document No. 2021-228749 in the Official Records of Denton County, Texas.
15. Fifth Supplementary Declaration of Covenants, Conditions and Restrictions for The Villages at Legacy, recorded as Document No. 20211217002547060 in the Official Records of Collin County, Texas.
16. Sixth Supplementary Declaration of Covenants, Conditions and Restrictions for The Villages at Legacy, recorded as Document No. 2023-24454 in the Official Records of Denton County, Texas.
17. Sixth Supplementary Declaration of Covenants, Conditions and Restrictions for The Villages at Legacy, recorded as Document No. 2023000026194 in the Official Records of Collin County, Texas.

**Exhibit B (Continued)**

**Recording Data for the Declaration**

18. Third Amendment to the Amended and Restated Declaration of Covenants, Conditions and Restrictions for The Villages at Legacy, recorded as Document No. 2023-27765 in the Official Records of Denton County, Texas.
19. Third Amendment to the Amended and Restated Declaration of Covenants, Conditions and Restrictions for The Villages at Legacy, recorded as Document No. 2023000029642 in the Official Records of Collin County, Texas.
20. Fourth Amendment to the Amended and Restated Declaration of Covenants, Conditions and Restrictions for The Villages at Legacy, recorded as Document No. 2023-39927 in the Official Records of Denton County, Texas.
21. Fourth Amendment to the Amended and Restated Declaration of Covenants, Conditions and Restrictions for The Villages at Legacy, recorded as Document No. 2023000042917 in the Official Records of Collin County, Texas.
22. Corrected Third Amendment to the Amended and Restated Declaration of Covenants, Conditions and Restrictions for The Villages at Legacy, recorded as Document No. 2023-124106 in the Official Records of Denton County, Texas.
23. Corrected Third Amendment to the Amended and Restated Declaration of Covenants, Conditions and Restrictions for The Villages at Legacy, recorded as Document No. 2023000133792 in the Official Records of Collin County, Texas.