

Denton County
Juli Luke
County Clerk

Instrument Number: 172993

ERecordings-RP

MISCELLANEOUS

Recorded On: September 21, 2021 11:18 AM

Number of Pages: 4

" Examined and Charged as Follows: "

Total Recording: \$38.00

***** 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: 172993
Receipt Number: 20210921000393
Recorded Date/Time: September 21, 2021 11:18 AM
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
HERITAGE TRAILS HOMEOWNERS ASSOCIATION, INC.**

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

WITNESSETH:

WHEREAS, Lewisville Summit, LLC, a Texas limited liability company, as Declarant, executed and previously placed of record that certain Community Declaration for Heritage Trails, recorded on August 8, 2019, under Instrument No. 2019-96338 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 Heritage Trail Addition.

2. **Name and Mailing Address of the Association**. The name of the Association is Heritage Trails 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 Heritage Trail Addition, an addition to the City of Lewisville, Denton County, Texas, was recorded under Instrument No. 2020-15 in the Plat/Map Records, Denton County, Texas.

4. **Recording Data for the Declaration.** The recording data for the Declaration was recorded under Instrument No. 2019-96338 and the Amended Community Declaration, recorded under Instrument No. 2020-175987, 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 e-mail at propertymanagement@heritagetrailshoa.com.

6. **Website.** The Association's website may be found at <https://www.heritagetrailshoa.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; and (iii) \$480.00 - 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 8668 John Hickman Parkway, Suite 801, Frisco, Texas 75034 or by e-mail at propertymanagement@heritagetrailshoa.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:

**HERITAGE TRAILS
HOMEOWNERS ASSOCIATION, INC.,**
a Texas non-profit corporation

By: Legacy Southwest Property
Management, LLC

Its: Managing Agent

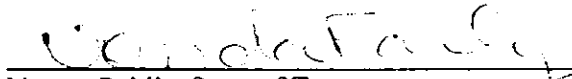
By: 

Danielle Lascalere, President

STATE OF TEXAS §
 §
COUNTY OF COLLIN §

This instrument was acknowledged before me on the 20th day of September, 2021, by Danielle Lascalere, President of Legacy Southwest Property Management, LLC, the Managing Agent of Heritage Trails Homeowners Association, Inc., a Texas non-profit corporation.





Notary Public, State of Texas