

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 DALLAS §

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

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

W I T N E S S E T H :

WHEREAS, Lennar Homes of Texas Land and Construction, Ltd., a Texas limited company, as the original Declarant, executed and previously placed of record that certain Declaration of Covenants, Conditions and Restrictions for Riverplace, recorded on November 13, 2019, under Instrument No. 201900306423 in the Official Public Records of Dallas 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 subject to the Declaration is Riverplace.

2. **Name and Mailing Address of the Association.** The name of the Association is Riverplace 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 Riverplace, an addition to the City of Garland, Dallas County, Texas, was recorded on April 29, 2020, under Instrument No. 202000109467 in the Plat/Map Records, Dallas County, Texas.

4. **Recording Data for the Declaration.** The Declaration was recorded on November 13, 2019, under Instrument No. 201900306423, along with any and all amendments and supplements recorded in the Official Public Records of Dallas 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 propertymanagement@riverplacctxhoa.com.

6. **Website.** The Association's website may be found at <https://www.riverplacctxhoa.com/homepage.aspx>.

7. **Fees Due Upon Property Transfer.** Fees charged relating to a property transfer are: (i) \$100.00 - transfer fee; (ii) \$250.00 - resale certificate fee; and (iii) \$300.00 - 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 email at propertymanagement@riverplacctxhoa.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:

**RIVERPLACE 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 27 day of September, 2021, by Danielle Lascalere, Community Manager with Legacy Southwest Property Management, LLC, the Managing Agent of RIVERPLACE RESIDENTIAL COMMUNITY, INC., a Texas non-profit corporation.



Vonda Farley
Notary Public, State of Texas

**Dallas County
John F. Warren
Dallas County Clerk**

Instrument Number: 202100295631

eRecording - Real Property

Recorded On: October 05, 2021 01:18 PM

Number of Pages: 4

" Examined and Charged as Follows: "

Total Recording: \$34.00

******* 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: 202100295631
Receipt Number: 20211004000210
Recorded Date/Time: October 05, 2021 01:18 PM
User: Lynn G
Station: CC44

Record and Return To:

CSC Global



**STATE OF TEXAS
COUNTY OF DALLAS**

**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 Dallas County, Texas.**

John F. Warren
Dallas County Clerk
Dallas County, TX