

**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           §  
  §  
COUNTIES OF ELLIS       §  
AND JOHNSON               §

**PROPERTY OWNERS' ASSOCIATION  
MANAGEMENT CERTIFICATE  
FOR  
MILL VALLEY COMMUNITY ASSOCIATION, INC.**

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

**WITNESSETH:**

**WHEREAS**, Jabez Development, L.P., a Texas limited partnership, as Declarant, executed and previously placed of record that certain Declaration of Covenants, Conditions and Restrictions for Mill Valley, recorded on August 9, 2018, under Instrument No. 2018-1823031 in the Official Public Records of Ellis County, Texas, and recorded on August 6, 2018, under Instrument No. 2018-21909 in the Official Public Records of Johnson 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 Mill Valley.
  
2.     **Name and Mailing Address of the Association.** The name of the Association is Mill Valley Community 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 as follows: Phase 1A is recorded under Instrument No. 2016-2149 of the Plat or Map Records of Ellis County, Texas.

4. **Recording Data for the Declaration.** The recording data for the Declaration was recorded on August 9, 2018, under Instrument No. 2018-1823031 (Ellis County) and recorded on August 6, 2018, under Instrument No. 2018-21909 (Johnson County), along with any and all amendments and supplements recorded in the Official Public Records of Ellis and Johnson 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@millvalleyhoa.com](mailto:propertymanagement@millvalleyhoa.com).

6. **Website.** The Association's website may be found at <https://www.millvalleyhoa.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 fee; and (iii) \$500.00 - 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@millvalleyhoa.com](mailto:propertymanagement@millvalleyhoa.com).

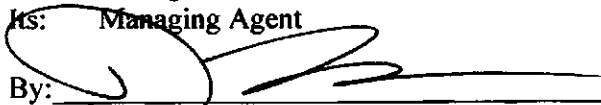
**IN WITNESS WHEREOF**, the undersigned has caused this Certificate to be executed on behalf of the Association in compliance with Section 209.004 of the Texas Property Code. This Certificate shall serve to take the place of all Management Certificates previously filed on behalf of the Association.

**ASSOCIATION:**

**MILL VALLEY  
COMMUNITY ASSOCIATION, INC.,**  
a Texas non-profit corporation

By: Legacy Southwest Property  
Management, LLC

As: 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 Mill Valley Community Association, Inc., a Texas non-profit corporation.



*Vonda Farley*  
\_\_\_\_\_  
Notary Public, State of Texas

**Johnson County  
Becky Ivey  
Johnson County  
Clerk**

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**Instrument Number: 37359**

eRecording - Real Property

Miscellaneous

Recorded On: October 04, 2021 09:31 AM

Number of Pages: 4

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**" Examined and Charged as Follows: "**

Total Recording: \$34.00

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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: 37359  
Receipt Number: 20211004000041  
Recorded Date/Time: October 04, 2021 09:31 AM  
User: Leslie S  
Station: ccl83

**Record and Return To:**

Corporation Service Company



**STATE OF TEXAS  
COUNTY OF JOHNSON**

**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 Johnson County, Texas.**

Becky Ivey  
Johnson County Clerk  
Johnson County, TX

*Becky Ivey*