

**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 ELLIS       §

**PROPERTY OWNERS' ASSOCIATION  
MANAGEMENT CERTIFICATE  
FOR  
SPRINGSIDE ESTATES HOMEOWNERS ASSOCIATION, INC.**

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

**WITNESSETH:**

**WHEREAS**, AP Saratoga, LLC, a Texas limited liability company, as Declarant, executed and previously placed of record that certain Declaration of Covenants, Conditions and Restrictions for Springside Estates, recorded on January 21, 2020, under Instrument No. 2020-2001921 in the Official Public Records of Ellis 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 Springside Estates Phases 1 and 2.

2.     **Name and Mailing Address of the Association.** The name of the Association is Springside Estates 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 as follows: Phase 1 is recorded under Instrument No. 2018-1826819 and Phase 2 is recorded under Instrument No. \_\_\_\_ of the Plat or Map Records of Ellis County, Texas.

4. **Recording Data for the Declaration.** The recording data for the Declaration is recorded under Instrument No. 2020-2001921, the First Amendment to the Declaration recorded under Instrument. 2020-2019003, along with any and all amendments and supplements recorded in the Official Public Records of Ellis 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@springsideestateshoa.com](mailto:propertymanagement@springsideestateshoa.com).

6. **Website.** The Association's website may be found at <https://www.springsideestateshoa.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) \$425.00 - 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@springsideestateshoa.com](mailto:propertymanagement@springsideestateshoa.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:**

**SPRINGSIDE ESTATES  
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 27 day of September, 2021, by Danielle Lascalere, Community Manager with Legacy Southwest Property Management, LLC, the Managing Agent of Springside Estates Homeowners Association, Inc., a Texas non-profit corporation.



Vonda Farley  
Notary Public, State of Texas

FILED FOR RECORD - ELLIS COUNTY, TEXAS  
INST NO. 2143618 on October 4, 2021 at 9:06 AM

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STATE OF TEXAS       COUNTY OF ELLIS  
I hereby certify this instrument was filed on the date  
and time stamped hereon and was duly recorded in  
the records of Ellis County, Texas as stamped hereon.  
COUNTY CLERK, ELLIS COUNTY, TEXAS



*Hubert Valdez*