

STATE OF TEXAS           §  
  §  
COUNTY OF COLLIN       §

**LEGACY HILLS ADDITION MASTER PROPERTY OWNERS’  
ASSOCIATION, INC.**

This MANAGEMENT CERTIFICATE (this “*Certificate*”) is made on behalf of Legacy Hills Addition Master Property Owners’ Association, Inc., a Texas non-profit corporation (the “*Association*”).

**W I T N E S S E T H:**

**WHEREAS**, that certain Declaration of Covenants, Conditions and Restrictions for Legacy Hills Addition Master Property Owners’ Association, Inc., (the “*Declaration*”), was filed on October 4<sup>th</sup>, 2021, and is recorded as Instrument No. 20210804001571340 in the Official Public Records of Collin County, Texas, which 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 Subdivisions.** The subdivision is known generally as Legacy Hills Addition and the plat(s) for said subdivision are denominated as follows: Legacy Hills, City of Celina, Collin County, Texas.
  
2.     **Name and Mailing Address of the Association.** The name of the Association is Legacy Hills Addition Master Property Owners’ Association, Inc., The mailing address for the Association is 1512 Crescent Dr., Suite 112, Carrollton, TX 75006.
  
3.     **Recording Data for the Declaration.** The Declaration is recorded as Instrument No. 20210804001571340 in the Official Public Records of Collin County, Texas, as supplemented or amended, from time to time.
  
4.     **Name of and Contact Information for the Managing Agent of the Association.** The Association’s managing agent is Essex Association Management L.P., 1512 Crescent Dr., Suite 112, Carrollton, TX 75006.; telephone 972-428-2030; facsimile 469-342-8205; and email [Ron@essexhoa.com](mailto:Ron@essexhoa.com).

5. **Website.** The Association’s website may be found at [www.essexhoa.com](http://www.essexhoa.com).

6. **Fees Due Upon Property Transfer.** The maximum Fees to be charged relating to a property transfer are: (i) \$375 as maximum resale disclosure/estoppel fee; (ii) \$75 for maximum resale certificate/estoppel update; (iii) \$250 maximum rush fee; (iv) \$225 for Lender Questionnaire – Standard; (v) \$275 for Lender Questionnaire – Custom; (vi) \$2500 maximum Working Capital/Reserve Fee; and (vii) \$450 maximum transfer fee for each resale processed and/or following a trustee sale or foreclosure.

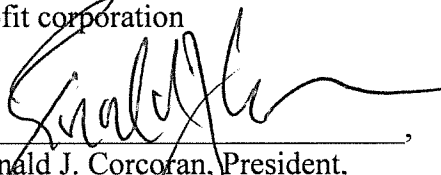
7. **Resale Certificates.** Resale Certificates may be requested by submitting an online request at [www.essexhoa.com](http://www.essexhoa.com), from the Association’s website, or by contacting [abby@essexhoa.com](mailto:abby@essexhoa.com).

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, and serves to replace all Management Certificates previously filed by the Association.

**ASSOCIATION:**

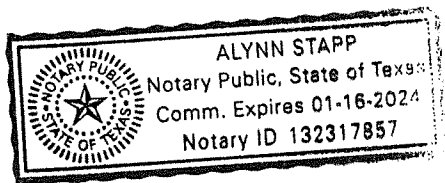
Legacy Hills Addition Master Property Owners’ Association, Inc., a Texas non-profit corporation

By:

  
\_\_\_\_\_  
Ronald J. Corcoran, President,  
Essex Association Management L.P., its  
Managing Agent.

STATE OF TEXAS           §  
  §  
COUNTY OF DALLAS    §

This instrument was acknowledged before me on the 21 day of July, 2022, by Ronald J. Corcoran, President of Essex Association Management L.P., the Managing Agent for Legacy Hills Addition Master Property Owners’ Association, Inc., Texas non-profit corporation.



  
\_\_\_\_\_  
Notary Public, State of Texas

**Collin County  
Honorable Stacey Kemp  
Collin County Clerk**

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**Instrument Number:** 2022000116377

eRecording - Real Property

HOMEOWNERS ASSOC DOCS

Recorded On: July 28, 2022 12:11 PM

Number of Pages: 3

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

Total Recording: \$30.00

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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: 2022000116377  
Receipt Number: 20220728000391  
Recorded Date/Time: July 28, 2022 12:11 PM  
User: Olivia C  
Station: Station 2

**Record and Return To:**

Simplifile



**STATE OF TEXAS  
COUNTY OF COLLIN**

**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 Public Records of Collin County, Texas.**

Honorable Stacey Kemp  
Collin County Clerk  
Collin County, TX