

AFTER RECORDING RETURN TO:

Judd Austin
Henry Oddo Austin & Fletcher
1717 Main Street #4600
Dallas, Texas 75201

STATE OF TEXAS §
 §
COUNTY OF COLLIN §

**PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE
OF SWEETWATER HOMEOWNERS ASSOCIATION, INC.**

This MANAGEMENT CERTIFICATE (this "Certificate") is made effective as of February 10, 2025, by the Sweetwater Homeowners Association Inc. a Texas non-profit corporation (the "Association").

W I T N E S S E T H

WHEREAS, LFC Land Company, LLC., a Texas limited liability company ("Declarant") has previously placed of record that certain Declaration of Covenants, Conditions and Restrictions for Sweetwater Homeowners Association, Inc., dated July 6, 2018 (the "Declaration") recorded as Document Number 20181106001380440 in the Real Property Records of Collin County, Texas which Declaration 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:

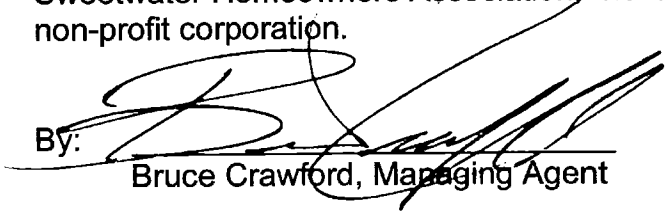
1. Name of the Subdivision. The name of the Subdivisions which are subject to the Declaration are set forth in Exhibit A attached hereto.
2. Name of the Association. The name of the Association is Sweetwater Homeowners Association, Inc.
3. Recording Data for the Subdivision. Recording data for the Subdivisions are set forth on Exhibit A attached hereto.
4. Recording Data for the Declaration. The recording data for the Declaration is Document Number 20181106001380440 in the Official Public Records of Collin County, Texas. The recording data for amendments to the Declaration is set forth on Exhibit B attached hereto.

5. Mailing Address of the Association and Contact Information for Managing Agent. The current mailing address for the Association is Sweetwater Homeowners Association, c/o Insight Association Management, 275 W. Campbell Road, Suite 620, Richardson, TX 75080. The Association's managing agent is Insight Association Management, 275 W. Campbell Road, Suite 620, Richardson, TX 75080, phone number (214) 494-6002, and email address resales@insightam.com.
6. Association Website. The current website for the Association where current versions of the dedicatory instruments are made available is www.mysweetwaterhoa.com.
7. Description and Fees Associated to Transfer of Title. The amount and description of fees charged relating to a transfer of title for the Association are set forth in Exhibit C.

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 take the place of all Management Certificates previously filed by the Association.

ASSOCIATION:

Sweetwater Homeowners Association, Inc. a Texas non-profit corporation.

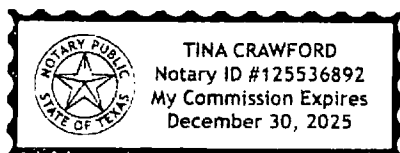
By: 

Bruce Crawford, Managing Agent

THE STATE OF TEXAS §
 §
COUNTY OF COLLIN §

This instrument was acknowledged before me on this 10th day of February 2025, by Bruce Crawford, Insight Association Management, Managing Agent for Sweetwater Homeowners Association, Inc., a Texas non-profit corporation, on behalf of such corporation.

Notary Public in and for the State of Texas




Notary Public Signature

Exhibit A

[Recording Data for the Subdivision]

Plats of Sweetwater at Light Farms recorded in the Map or Plat Records of Collin County

- Light Farms Sweetwater
Filed in Collin County, Texas
Document No. 2018-564
- Light Farms Sweetwater AMD
Filed in Collin County, Texas
Document No. 2019-368
- Light Farms Sweetwater Phase II
Filed in Collin County, Texas
Document No. 20210203000234390

Exhibit B

[Recording Data for the Declaration]

Amendments to the Declaration for Sweetwater Homeowners Association recorded with Collin County

- a. Certificate of Formation/Bylaws recorded under Document No. 20181106001380440, Official Public Records of Collin County, Texas.
- b. First Amendment to the Bylaws recorded under Document No. 2025000009449, Official Public Records of Collin County, Texas.
- c. Declaration recorded under Document No. 20180706000844300, Official Public Records of Collin County, Texas.
- d. Policy recorded under Document No. 20201029001899390, Official Public Records of Collin County, Texas.
- e. Policy recorded under Document No. 20141031001194790, Official Public Records of Collin County, Texas.
- f. First Supplemental to Recording of Dedicatory Instruments recorded under Document No. 20201029001899390, Official Public Records of Collin County, Texas.
- g. Second Supplemental to Recording of Dedicatory Instruments recorded under Document No. 20211005002037910, Official Public Records of Collin County, Texas.
- h. Third Supplemental to Recording of Dedicatory Instruments recorded under Document No. 2023000025863, Official Public Records of Collin County, Texas.
- i. Fourth Supplemental to Recording of Dedicatory Instruments recorded under Document No. 2023000053905, Official Public Records of Collin County, Texas.
- j. Fifth Supplemental to Recording of Dedicatory Instruments recorded under Document No. 2023000129473, Official Public Records of Collin County, Texas.
- k. Sixth Supplemental to Recording of Dedicatory Instruments recorded under Document No. 2024000088772, Official Public Records of Collin County, Texas.

Exhibit C

[Description and Fees Associated to Transfer of Title]

Management Fees

1. Premier Resale Disclosure Bundle (TREC Form, Statement of Account, and Association Documents).....\$450.00
2. Resale Disclosure (TREC Form) and Association Documents.....\$375.00
3. Resale Disclosure Update..... \$75.00
4. Transfer Fee..... \$250.00
5. 5 Day Rush Fee.....\$75.00
6. 3 Day Rush Fee.....\$100.00
7. 1 Day Expedited Rush Fee.....\$200.00
8. Custom Questionnaires.....\$165.00
9. Association Questionnaires.....\$125.00

Association Fees

1. Acquisition Fee.....\$100.00

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

Instrument Number: 2025000016230

eRecording - Real Property

HOMEOWNERS ASSOC DOCS

Recorded On: February 12, 2025 10:28 AM

Number of Pages: 6

" Examined and Charged as Follows: "

Total Recording: \$41.00

***** 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: 2025000016230
Receipt Number: 20250212000245
Recorded Date/Time: February 12, 2025 10:28 AM
User: Devon O
Station: CCK107

Record and Return To:

CSC



**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

