D224095863 05/31/2024 03:54 PM Page: 1 of 3 Fee: \$28.00 Submitter: Sears, Bennett & Gerdes, LLP

Electronically Recorded by Tarrant County Clerk in Official Public Records

Lavie Nisalson MARY LOUISE NICHOLSON COUNTY CLERK

PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE **FOR** BLUFFS AT RIVER EAST HOMEOWNERS ASSOCIATION, INC.

THE STATE OF TEXAS COUNTIES OF TARRANT	Ş
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The undersigned, being the Managing Agent of Bluffs at River East Homeowners Association, Inc., a non-profit corporation organized and existing under the laws of the State of Texas, submits the following information pursuant to Section 209.004 of the Texas Property Code which supersedes any prior Management Certificate filed by Bluffs at River East Homeowners Association, Inc.:

- 1. Name of Subdivision: Bluffs at River East.
- 2. Name of Association: Bluffs at River East Homeowners Association, Inc.
- 3. Recording Data for the Subdivision:
 - a) Bluffs at River East is an addition to the city of Prosper located in Tarrant County, Texas, according to the maps or plats thereof, recorded in the Map Records of Tarrant County, Texas, under File Number D218090431 along with any amendments or supplements thereto.
- 4. Recording Data for the Declaration:
 - a) Bluffs at River East is subject to the Declaration of Covenants, Conditions, and Restrictions for Bluffs at River East Homeowners Association, Inc. which are filed in the real property records in Tarrant County, Texas as follows:
 - a. Recording Date: 05/07/2018; Filed Document: DCCER; Recording Information: D218096644.
 - b. Recording Date: 03/04/2019; Filed Document: Amendment and Reinstatement of DCCER; Recording Information: D219049788.
- 5. Name and Mailing Address of the Association is: Bluffs at River East Homeowners Association, Inc. c/o FirstService Residential Texas, Inc., 14951 North Dallas Pkwy., Suite 600, Dallas, TX 75254.
- 6. Name and Mailing Address of Person Managing the Association or Its Designated Representative is: Bluffs at River East Homeowners Association, Inc. c/o FirstService Residential Texas, Inc., 14951 North Dallas Pkwy., Suite 600, Dallas, TX 75254.
- 7. <u>Telephone Number to Contact the Association is:</u> 214-871-9700.

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- 8. <u>Email Address to Contact the Association:</u> Resale Certificates and other information regarding the Association may be requested by contacting the Association c/o FirstService Residential via https://www.fsresidential.com/texas/resale-and-lender-documents. Alternatively, you may contact the office for FirstService Residential by email at Mgmt-CertificateTX@fsresidential.com.
- 9. The Association's website is:https://bluffsatrivereast.connectresident.com
- 10. Fees charged by the Association upon the sale or transfer of Property:
 - a. Resale Disclosure Package: \$375.00
 - i. 1-2 days: \$500.00.
 - ii. 3-5 days: \$450.00.
 - b. Resale Disclosure Update: \$75.00
 - c. Initial Contribution: \$250.00
 - d. Transfer Fee: \$340.00.
 - e. Refinance Certificate Fee: \$150.00.
 - i. 1-2 days: \$275.00.
 - ii. 3-5 days: \$225.00.
 - f. Working Capital Fee: \$500.00
 - g. HOA Questionnaire (optional): \$250.00
 - h. Loan Estimate Questionnaire (optional): \$100.00

Property Owners Association Management Certificate SDG: FSR-0004

Executed on this the 2154 day of May 2024.

BLUFFS AT RIVER EAST HOMEOWNERS ASSOCIATION, INC.

By:

President of FirstService Residential Texas, Inc.

THE STATE OF TEXAS

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ACKNOWLEDGMENT

COUNTY OF DALLAS

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BEFORE ME, the undersigned notary public, on this the _____ day of May 2024 personally appeared President of FirstService Residential Texas, Inc., and Managing Bluffs at River East Homeowners Association, Inc. known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purpose and in the capacity therein expressed and on behalf of the Association.



Notary Public in and for the State of Texas

E-RECORDED BY:

SEARS
BENNETT
& GERDES, LLP

6548 Greatwood Pkwy.

SUGAR LAND, TEXAS 77479