

**AFTER RECORDING, RETURN TO:**

**Judd A. Austin, Jr.**

**Henry Oddo Austin & Fletcher, P.C.**

**1717 Main Street**

**Suite 4600**

**Dallas, Texas 75201**

STATE OF TEXAS §

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COUNTY OF DALLAS §

**PROPERTY OWNERS' ASSOCIATION  
MANAGEMENT CERTIFICATE  
FOR  
ARBOR MANORS  
HOMEOWNERS ASSOCIATION**

This PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE ("*Certificate*") is made on behalf of ARBOR MANORS SUBDIVISION HOMEOWNERS ASSOCIATION, a Texas non-profit corporation ("*Association*").

**WHEREAS**, Weekley Homes, L.P., as the Declarant, executed and previously placed of record that certain Declaration of Covenants, Conditions and Restrictions for Arbor Manors on May 19, 2009, under Instrument No. 200900142278 of the Official Public Records of Dallas County, Texas ("*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 Arbor Manors and Arbor Manors II.

2. **Name and Mailing Address of the Association.** The name of the Association Arbor Manors Homeowners Association and its mailing address is c/o FirstService Residential, Inc. ("*FirstService Residential*"), 14951 N. Dallas Pkwy, Ste. 600, Dallas, Texas 75254.

3. **Recording Data for the Subdivision.** The recording data for Arbor Manors, an addition to the City of Coppell, Dallas County, Texas, is recorded as Instrument No. 20080314835 (Arbor Manors) and Instrument No. 20080207447 (Arbor Manors II) in the Official Public Records of Dallas County, Texas, including all amendments, supplements, and replats thereto.

4. **Recording Data for the Declaration.** The recording data for the Declaration was recorded under Instrument No. 200900142278, along with any and all amendments and supplements recorded in the Official Public Records of Dallas County, Texas.

5. **Name and Contact Information for the Association or the Managing Agent of the Association.** The current mailing address for the Association is c/o First Service Residential, 14951 N. Dallas Pkwy, Ste. 600, Dallas, Texas 75254, telephone number is (214) 871-9700, and e-mail address is [Mgmt-CertificateTX@fsresidential.com](mailto:Mgmt-CertificateTX@fsresidential.com).

6. **Website.** The Association's website may be found at <https://arbormanors.connectresident.com>.

7. **Fees Due Upon Property Transfer.** Fees charged relating to a property transfer are:

<b>Type of Property Transfer</b>	<b>Dollar Amount</b>
Transfer Fee	\$340.00
Resale Disclosure Package (6-10 days; 3-5 days; 1-2 days)	\$375.00; \$450.00; \$500.00
Resale Disclosure Update (within 60 days of original request)	\$75.00
Refinance Certificate Fee (6-10 days; 3-5 days; 1-2 days)	\$150.00; \$225.00; \$275.00
HOA Questionnaire (optional); Loan Estimate Questionnaire (optional)	\$250.00; \$100.00
Initial Contribution	\$250.00

8. **Resale Certificates and Other Information.** 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>. The telephone number for FirstService Residential is (214) 871-9700. Alternatively, you may contact the office for FirstService Residential at 14951 N. Dallas Pkwy, Ste. 600, Dallas, Texas 75254 or by e-mail at [Mgmt-CertificateTX@fsresidential.com](mailto:Mgmt-CertificateTX@fsresidential.com).

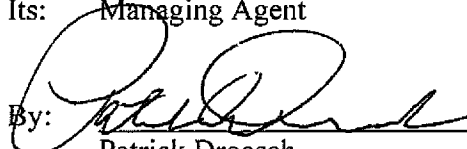
**IN WITNESS WHEREOF**, the undersigned has caused this Certificate to be executed on behalf of the Association in compliance with Section 209.004 of the Texas Property Code. This Certificate shall serve to take the place of all Management Certificates previously filed on behalf of the Association.

**[SIGNATURE PAGEL TO FOLLOW]**

**ASSOCIATION:**



**ARBOR MANORS  
HOMEOWNERS ASSOCIATION  
a Texas non-profit corporation**

By: FirstService Residential, Inc.  
Its: Managing Agent

By:   
Patrick Drosch  
Its: President, Dallas/Fort Worth

STATE OF TEXAS       §  
                                  §  
COUNTY OF DALLAS   §

This instrument was acknowledged before me on the 8 day of January ~~2023~~ <sup>2024</sup>,  
by Patrick Drosch, President - Dallas/Fort Worth, with FirstService Residential, Inc., the Managing  
Agent of Arbor Manors Homeowners Association, a Texas non-profit corporation.

  
Notary Public, State of Texas  
My Commission Expires  
10/17/2027  
Notary ID 13460778  


**Dallas County  
John F. Warren  
Dallas County Clerk**

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**Instrument Number:** 202400004449

eRecording - Real Property

**Recorded On:** January 08, 2024 02:41 PM

**Number of Pages:** 4

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

Total Recording: \$33.00

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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:** 202400004449  
**Receipt Number:** 20240108000762  
**Recorded Date/Time:** January 08, 2024 02:41 PM  
**User:** Lynn G  
**Station:** Cc147

**Record and Return To:**

CSC Global



**STATE OF TEXAS  
COUNTY OF DALLAS**

**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 Dallas County, Texas.**

John F. Warren  
Dallas County Clerk  
Dallas County, TX