

**Denton County
Juli Luke
County Clerk**

Instrument Number: 4376

ERecordings-RP

CERTIFICATE

Recorded On: January 16, 2024 09:51 AM

Number of Pages: 4

" Examined and Charged as Follows: "

Total Recording: \$37.00

******* 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: 4376
Receipt Number: 20240116000204
Recorded Date/Time: January 16, 2024 09:51 AM
User: Lisa V
Station: Station 36

Record and Return To:

Corporation Service Company



STATE OF TEXAS
COUNTY OF DENTON

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 Denton County, Texas.

Juli Luke
County Clerk
Denton County, TX

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

THE STATE OF TEXAS §
 §
COUNTY OF DENTON §

The undersigned, being the Managing Agent of Glenbrooke Estates 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 Glenbrooke Estates Homeowners' Association, Inc.:

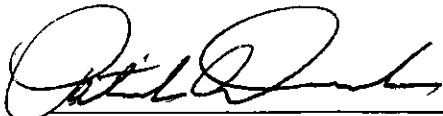
1. Name of Subdivision: Glenbrooke Estates.
2. Name of Association: Glenbrooke Estates Homeowners' Association, Inc.
3. Recording Data for the Subdivision:
 - a) Glenbrooke Estates is an additional to the town of Prosper, Denton County, Texas. Plats recorded in the Plats Records of Denton County, Texas, include the following:
 - Final plat Glenbrooke Estates Phase 1, recorded on May 18, 2007, as Document No. 2007-58266, in Cabinet X, pages 717-720.
 - Phase 2A, recorded on July 28, 2010, as Document No. 2010-133.
 - Phase 2B, recorded on March 5, 2013, as Document No. 2013-67.
 - Phase 2C, recorded on September 19, 2014, as Document No. 2014-328.
4. Recording Data for the Declaration:
 - a) Declaration of Covenants, Conditions and Restrictions for Glenbrooke Estates, recorded on March 7, 2007, as Document No. 2007-27230, in the Real Property Records, Denton County, Texas, as amended and supplemented time to time.
 - b) First Amendment to the Declaration of Covenants, Conditions and Restrictions for Glenbrooke Estates, recorded on January 2, 2014, as Document No. 2014-89, in the Real Property Records, Denton County,
5. Name and Mailing Address of the Association is: Glenbrooke Estates 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: Glenbrooke Estates Homeowners' Association, Inc. c/o FirstService Residential Texas, Inc., 14951 North Dallas Pkwy., Suite 600, Dallas, TX 75254.

7. Telephone Number to Contact the Association is: 214-871-9700.
8. Email Address to Contact the Association: 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 e-mail at Mgmt-CertificateTX@fsresidential.com.
9. The Association's website is: <https://GlenbrookeEstates.connectresident.com>
10. Fees charged by the Association upon the sale or transfer of Property:

Transfer Fee	\$340.00
Resale Disclosure Package (6-10 days; 3-5 days; 1-2 days)	\$375; \$450; \$500
Resale Disclosure Update (within 60 days of original request)	\$75.00
Refinance Certificate Fee (6-10 days; 3-5 days; 1-2 days)	\$150; \$225; \$275
HOA Questionnaire (optional) – (Single Family)	\$250.00
Loan Estimate Questionnaire (optional) – (Single Family)	\$100.00
Custom Lender Form Mortgage Questionnaire – (Condominiums)	\$350.00
Uniform Condo Questionnaire (6-10 days; 3-5 days; 1-2 days)	\$220; \$275; \$325
Initial Contribution Fee	\$500.00
Working Capital Fee	\$100.00

Executed on this the 10th day of January 2024.

GLENBROOKE ESTATES HOMEOWNERS' ASSOCIATION, INC.

By: 
 Patrick Droesch, President of FirstService Residential Texas, Inc.

THE STATE OF TEXAS

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ACKNOWLEDGMENT

COUNTY OF DALLAS

BEFORE ME, the undersigned notary public, on this the 10 day of January 2024 personally appeared Patrick Droesch, President of FirstService Residential Texas, Inc., and Managing Agent of Glenbrooke Estates Homeowners' Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that s/he executed the same for the purpose and in the capacity therein expressed and on behalf of the Association.

Lacy Jergovic
Notary Public in and for the State of Texas

