

**Denton County
Juli Luke
County Clerk**

Instrument Number: 51229

ERecordings-RP

PROPERTY ASSOC MGMT CERT

Recorded On: May 16, 2024 09:01 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: 51229

Receipt Number: 20240516000061

Recorded Date/Time: May 16, 2024 09:01 AM

User: Calinda B

Station: Station 20

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
THE ESTATES OF WESTHAVEN
HOMEOWNER'S ASSOCIATION, INC.**

THE STATE OF TEXAS §
 §
COUNTIES OF DENTON §


The undersigned, being the Managing Agent of The Estates of Westhaven Homeowner's 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 The Estates of Westhaven Homeowner's Association, Inc.:

1. Name of Subdivision: The Estates of Westhaven.
2. Name of Association: The Estates of Westhaven Homeowner's Association, Inc.
3. Recording Data for the Subdivision:
 - a) The Estates of Westhaven is an addition to the city of Coppell located in Dallas County, Texas, according to the maps or plats thereof, recorded in the Map Records of Dallas County, Texas, under File Numbers 201400158822, 201500116332, and 201700001401 along with any amendments or supplements thereto.
 - b) The Estates of Westhaven is an addition to the city of Coppell located in Denton County, Texas, according to the maps or plats thereof, recorded in the Map Records of Denton County, Texas, under File Number 2014-235 along with any amendments or supplements thereto.
4. Recording Data for the Declaration:
 - a) The Estates of Westhaven, are subject to the Declaration of Covenants, Conditions and Restrictions for The Estates of Westhaven Homeowner's Association, Inc. which filed in the real property records of Dallas County, Texas as amended or supplemented follows:
 - a. Filed Document: DCCER; Recording Information: 2014000078881.
 - b. Recording Date: 10/11/2019; Filed Document: 1st Amendment to DCCER, Calatlantic Homes; Recording Information: 201900273485
 - b) The Estates of Westhaven, is also subject to the Declaration of Covenants, Conditions and Restrictions for The Estates of Westhaven Homeowner's Association, Inc. which filed in the real property records of Denton County, Texas as amended or supplemented follows:
 - a. Recording Date: 03/04/2014; Filed Document: DCCER; Recording Information: 2014-18499

5. Name and Mailing Address of the Association is The Estates of Westhaven Homeowner's 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: The Estates of Westhaven Homeowner's 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://estatesofwesthaven.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. Transfer Fee: \$340.00.
 - d. Refinance Certificate Fee: \$150.00.
 - i. 1-2 days: \$275.00.
 - ii. 3-5 days: \$225.00.
 - e. HOA Questionnaire (optional): \$250.00
 - f. Loan Estimate Questionnaire (optional): \$100.00

Executed on this the 14 day of May 2024.

THE ESTATES OF WESTHAVEN
HOMEOWNER'S ASSOCIATION, INC.

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

THE STATE OF TEXAS

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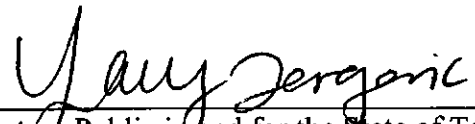
ACKNOWLEDGMENT

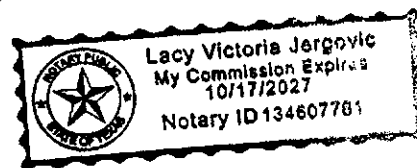
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COUNTY OF DALLAS


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BEFORE ME, the undersigned notary public, on this the 14 day of May 2024 personally appeared Patrick Droesch, President of FirstService Residential Texas, Inc., and Managing The Estates of Westhaven Homeowner's 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.


Notary Public in and for the State of Texas



E-RECORDED BY:

 SEARS
BENNETT
& GERDES, LLP

6548 GREATWOOD PKWY.
SUGAR LAND, TEXAS 77479