

Denton County
Juli Luke
County Clerk

Instrument Number: 3363

ERecordings-RP

CERTIFICATE

Recorded On: January 14, 2025 08:46 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: 3363
Receipt Number: 20250113000665
Recorded Date/Time: January 14, 2025 08:46 AM
User: Kraig T
Station: Station 21

Record and Return To:

Simplifile



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
TREELINE RESIDENTIAL COMMUNITY, INC.

STATE OF TEXAS §
 §
COUNTY OF DENTON §

The undersigned, being the Managing Agent of Treeline Residential Community, Inc., a Texas nonprofit corporation ("Association") organized and existing under the laws of the State of Texas, submits the following information pursuant to and in accordance with Section 209.004 of the Texas Property Code, which supersedes any Management Certificates previously filed by the Association:

1. Name of Subdivision: The name of the Subdivision is Treeline.
2. Name of Association: The name of the Association is Treeline Residential Community, Inc.
3. Recording Data for the Subdivision:
 - a. TREELINE PHASE 1A, an Addition to the City of Justin, Denton County, Texas, according to the Map or Plat thereof recorded on September 30, 2024, as Document No. 2024-342, of the Plat Records of Denton County, Texas;
 - b. TREELINE PHASE 1B, an Addition to the City of Justin, Denton County, Texas, according to the Map or Plat thereof recorded on September 30, 2024, as Document No. 2024-347, of the Plat Records of Denton County, Texas;
 - c. TREELINE PHASE 1C, an Addition to the City of Justin, Denton County, Texas, according to the Map or Plat thereof recorded on September 30, 2024, as Document No. 2024-343, of the Plat Records of Denton County, Texas;
 - d. TREELINE PHASE 1D, an Addition to the City of Justin, Denton County, Texas, according to the Map or Plat thereof recorded on September 30, 2024, as Document No. 2024-345, of the Plat Records of Denton County, Texas;
 - e. TREELINE PHASE 1E, an Addition to the City of Justin, Denton County, Texas, according to the Map or Plat thereof recorded on September 30, 2024, as Document No. 2024-346, of the Plat Records of Denton County, Texas; and
 - f. TREELINE PHASE 1F, an Addition to the City of Justin, Denton County, Texas, according to the Map or Plat thereof recorded on September 30, 2024, as Document No. 2024-344, of the Plat Records of Denton County, Texas.

4. Recording Data for the Declaration^:

- a. Treeline Master Covenant [Residential] recorded on October 16, 2024, as Document No. 2024-112081, of the Official Public Records of Denton County, Texas;
- b. Treeline Development Area Declaration [Residential] recorded on October 16, 2024, as Document No. 2024-112207, of the Official Public Records of Denton County, Texas;
- c. Treeline Community Engagement Covenant [Residential] recorded on October 16, 2024, as Document No. 2024-112274, of the Official Public Records of Denton County, Texas;
- d. Treeline Notice of Applicability of Master Covenant, Development Area Declaration, and Community Enhancement Covenant [Residential] recorded on October 16, 2024, as Document No. 2024-112341, of the Official Public Records of Denton County, Texas; and
- e. Treeline Notice of Service Area Declaration [Residential] Service Area Number 1, recorded on October 17, 2024, as Document No. 2024-112349, of the Official Public Records of Denton County, Texas.

5. Name and mailing address of the Association through its Managing Agent is:

Treeline Residential Community, Inc.
c/o FirstService Residential Texas, Inc., a Texas corporation,
d/b/a First Service Residential ("FirstService Residential")
14951 North Dallas Parkway, Suite 600
Dallas, Texas 75254
Phone: 214.871.9700

6. The Contact Information for the Association's Designated Representative: The contact information of the designated representative of the Association is: FirstService Residential Texas, Inc. Address: 14951 North Dallas Parkway, Suite 600, Dallas, Texas 75254. Phone No.: 214.871.9700. Email Address: Mgmt-CertificateTX@fsresidential.com.

7. The Association's Dedicatory Instruments are Available to Members Online at:
<https://TreelineResidential.connectresident.com>.

8. The Amount and Description of the Fees and Other Charges by the Association in Connection with a Property Transfer:

Description	Fee
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) - (Single Family)	\$250.00
Loan Estimate Questionnaire (optional) - (Single Family)	\$100.00
Working Capital Fee on ALL SALES (including Developer to Builder)	\$500.00 (25 goes towards Reserves)
Community Enhancement Fee (Sales to Homeowners)	Equal to ¼ of one percent of the transfer price

ACKNOWLEDGEMENT

The foregoing is a true and correct copy of the Management Certificate for the association identified above.

TREELINE RESIDENTIAL COMMUNITY, INC.,
a Texas nonprofit corporation

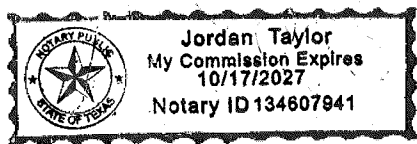
By: **FIRST SERVICE RESIDENTIAL TEXAS, INC.,**
Managing Agent

By: *Jennifer Huerta*
Jennifer Huerta, President

*This Management Certificate does not purport to identify every publicly recorded document affecting the Subdivision, or to report every piece of information pertinent to the Subdivision. This Management Certificate should not be relied upon for any purpose other than to provide instruction for identifying and contacting the Association.

STATE OF TEXAS §
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COUNTY OF DALLAS §

BEFORE ME, the undersigned notary public, on this 13 day of January 2025, personally appeared Jennifer Huerta, President, FirstService Residential on behalf of FirstService Residential Texas, Inc., Managing Agent for Treeline Residential Community, Inc., a Texas nonprofit corporation, 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.



Jordan Taylor
Notary Public in and for the State of Texas