



VG-418-2025-9451

**Denton County
Juli Luke
County Clerk**

Instrument Number: 9451

Real Property Recordings

PROPERTY ASSOC MGMT CERT

Recorded On: January 30, 2025 01:04 PM

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: 9451
Receipt Number: 20250130000385
Recorded Date/Time: January 30, 2025 01:04 PM
User: Calinda B
Station: Station 20

Record and Return To:

UNION PARK



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

(To be recorded in Real Property Records of Denton County, Texas)

Union Park Residential Community Association, Inc. Property Owners' Association Management Certificate

As Required by Section 209.004, Texas Property Code

This certificate updates and replaces any previously recorded management certificate for this community association, including instruments recorded as Documents 2024-66815, 2023-77577, 2022-19633, 2021-159001, 2020-174956, 2016-8053 and 2015-60056.

- 1. Name of the Subdivision:** Union Park Residential Community.
- 2. Name of Property Owners Association:** Union Park Residential Community Association, Inc.
- 3. Recording Data for the Subdivision.** The Maps or Plats for Union Park Residential Community are recorded in the Plat Records, Denton County, Texas as:

- Phase 1 A Document No 2015 – 305, recorded on August 7, 2015
- Phase 1-A Amended Document No 2016-2242 recorded on December 9, 2016
- Phase 1-B Document No 2015 – 304, recorded on August 7, 2015
- Phase 1-C: Document No 2015 - 214, recorded on June 2, 2015.
- Phase 2A: Document No 2017 - 138, recorded on March 22, 2017.
- Phase 2B: Document No 2017 - 508, recorded on December 18, 2017.
- Phase 2C: Document No 2017 - 496, recorded on December 5, 2017
- Phase 2D: Document No 2017 - 494, recorded on December 5, 2017.
- Phase 3A-1 Document No 2018-367, recorded on August 22, 2018
- Phase 3A 2: Document No 2018 - 468, on November 15, 2018.
- Phase 4A: Document No 2018 – 498, on December 3, 2018
- Phase 4A Amended Document No 2019 – 491, recorded on December 2, 2019
- Phase 4B Document No 2020 – 355, recorded on October 13, 2020
- Phase 5A Document No 2021 – 390, recorded on October 21, 2021
- Phase 5B Document No 2021 – 349, recorded on September 9, 2021
- Phase 6A Document No 2021 – 483, recorded on December 21, 2021
- Phase 6B-1 Document No 2022 – 221, recorded on June 15, 2022
- Phase 6B -1 Amended Document No 2022-358, recorded on September 16, 2022
- Phase 6B-2 Document No 2022 – 222, recorded on June 15, 2022
- Phase 6B -2 Amended Document No 2022 – 359, recorded on September 16, 2022
- Phase 6B-3 Document No 2022 -325, recorded on August 18, 2022
- Phase 6B-3 Amended Document No 2022-360, recorded on September 16, 2022
- Phase 6B-4 Document No 2022-314, recorded on August 12, 2022
- Phase 6B-4 Amended Document No 2023-43, recorded on February 15, 2023
- Phase 7 Document No 2022 – 420, recorded on November 9, 2022
- Phase 6C Document No 2023-185 recoded on June 2, 2023
- Phase 9 Document No 2023-243, recorded on July 10, 2023
- Phase 8 Document No 2024-200, recorded on June 12, 2024

- 4. Recording Data for the Declaration.** The Declaration of Covenants, Conditions and Restrictions for Union Park Residential Community is recorded on April 24, 2015, as Document No.2015-43033 of Real Property Records, Denton County, Texas, and re-recorded on July 1, 2015 as Document No 2015-73292 of Real Property Records, and Document No 2023-15385 in Denton County, Texas, and amended or supplemented from time to time as:

- First Amendment to the Declaration, Document 2019-123823, recorded on October 1, 2019.
- First Amendment to the First Amended and Restated Declaration of Covenants, Conditions and Restrictions for Union Park Residential Community, recorded on March 15, 2023 as document number 2023-25077.

5. Name and Mailing Address of the Association:

Union Park Residential Community Association, Inc.
14951 North Dallas Parkway, Suite 600
Dallas, Texas 75254

6. How to Contact the Association through its Managing Agent.

Union Park Residential Community Association, Inc.
c/o FirstService Residential Texas, Inc., a Texas Corporation, d/b/a FirstService Residential
("FirstService Residential")
14951 North Dallas Parkway, Suite 600
Dallas, Texas 75254
Phone: 214-871-9700

Website: www.fsresidential.com

Email Address: Mgmt-CertificateTX@fsresidential.com

Community Website: <https://UnionPark.connectresident.com>

Public Website: www.unionparkhoa.com

Homeowner Setup/Unit Transfer Fee:	\$340
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
Refinance Certificate Fee: (6-10 days; 3-5 days; 1-2 days)	\$150; \$225; \$275
HOA Questionnaire (optional):	\$250
Loan Estimate Questionnaire (optional):	\$100
Initial Contribution	\$500
Reserve Fund Contribution	\$500
Community Benefit Fund Fee .25% of sale price paid by seller excludes builder to owner sales.	

- 7. Purpose.** The purpose of the Property Owners' Association Management Certificate is to provide information sufficient for a title company to correctly identify the subdivision and to contact its governing association. 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. No person should rely on this Management Certificate for anything other than instructions for contacting the association in connection with the transfer of title to a home in the subdivision.

Signed this 15th day of January 2025

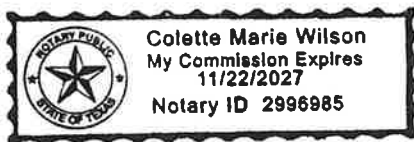
Union Park Residential Community Association, Inc.
A Texas property owners' association

By: Katie M. Ward

Katie Ward, President
FirstService Residential, Managing Agent

THE STATE OF TEXAS
COUNTY OF DENTON

This instrument was acknowledged before me on this 15th day of January 2025 by Katie Ward on behalf of FirstService Residential, Managing Agent of a Texas property owners' association, on behalf of said association.



[Signature]
Notary Public, State of Texas

AFTER RECORDING, PLEASE RETURN TO:

Union Park Residential Community Association, Inc.
FirstService Residential Texas, Inc., a Texas Corporation, d/b/a FirstService Residential
("FirstService Residential")
14951 North Dallas Parkway, Suite 600
Dallas, Texas 75254