

**Freestone
County
Renee Reynolds
Freestone County
Clerk**

Instrument Number: 2402474

Real Property eRecording

NOTICE

Recorded On: April 26, 2024 02:05 PM

Number of Pages: 5

" 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: 2402474
Receipt Number: 20240426000015
Recorded Date/Time: April 26, 2024 02:05 PM
User: Fay J
Station: CCLERK01

Record and Return To:

CSC

STATE OF TEXAS
COUNTY OF FREESTONE

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 Freestone County, Texas.

**MANAGEMENT CERTIFICATE OF
FREESTONE CLUB MASTER ASSOCIATION, INC.**

The undersigned, being an officer of Freestone Club Master Association, Inc., a Texas nonprofit corporation (the "**Association**"), and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

1. The name of the subdivision: Freestone Club.
2. The name of the Association: Freestone Club Master Association, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: All that certain real property located in Freestone County, Texas, as more particularly described in Exhibit A attached to that certain Freestone Club Notice of Annexation of Freestone Club Residences, a Residential Condominium – Initial Phase recorded under Document No. 2402460, in the Official Public Records of Freestone County, Texas (the "**Notice**"), which Notice was recorded pursuant to the terms and conditions of that certain Freestone Club Master Declaration recorded under Document No. 2402459, in the Official Public Records of Freestone County, Texas, as the same may be amended from time to time (the "**Declaration**").
4. The recording data for the Declaration and any amendments to the Declaration: The recording data for the Declaration and any amendments and supplements thereto, are particularly described on **Attachment 1** attached hereto and incorporated herein by reference.
5. The name and mailing address of the Association: Freestone Club Master Association, Inc., c/o Todd Interests, 400 N Ervay, Suite 150, Dallas, TX 75201, Attention: Patrick S. Todd.
6. The name, mailing address, telephone number, and email address of the person managing the Association:

Name: Freestone Club Services LLC

Mailing Address: 400 N Ervay, Suite 150, Dallas, TX 75201

Attn: Patrick S. Todd

Telephone Number: (214) 468-0707

Email Address: shawnt@Toddinterests.com

7. Website to access the Association's dedicatory instruments:
<https://www.dropbox.com/scl/fo/dehl1saezqynxonr9pauh1/AKrpLiCZwlJjN-bHy27ytFo?rlkey=396ahrlgidd7rfythy01q3us&st=dsi3isc1&dl=0>.
8. Amount and description of fees related to property transfer in the subdivision: The amount and description of the fees charged by the Association relating to the transfer in the subdivision:

Long-Term Reserve Assessment – In such amount, if any, as may be determined
by Declarant (as defined in the Declaration)
during the Development Period (as defined in

the Declaration), and by the Board (as defined
in the Declaration) thereafter in accordance
with Section 6.8 of the Declaration

Resale Certificate Fee – \$250.00

The Association fees cover all costs that the Association incurs related to a property transfer in the subdivision.

[SIGNATURE PAGE FOLLOWS]

This Management Certificate is executed to be effective on the date this instrument is recorded.

ASSOCIATION:

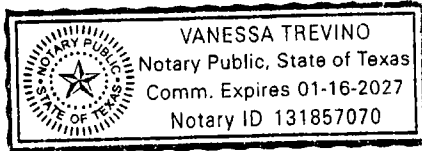
FREESTONE CLUB MASTER ASSOCIATION, INC.,
a Texas nonprofit corporation

By: 
Name: Patrick S. Todd
Title: Director

THE STATE OF TEXAS §
 §
COUNTY OF DALLAS §

This instrument was acknowledged before me on April 24, 2024, by Patrick S. Todd, as Director of Freestone Club Master Association, Inc., a Texas nonprofit corporation, on behalf of said corporation.

(SEAL)




Notary Public Signature

AFTER RECORDING RETURN TO:
WINSTEAD PC
2728 N. Harwood St., Suite 500
Dallas, Texas 75201
Jeanne Caruselle Katz, Esq.

ATTACHMENT 1

RECORDING DATA FOR THE DECLARATION AND RELATED DOCUMENTS

1. Freestone Club Master Declaration recorded under Document No. 2402459, in the Official Public Records of Freestone County, Texas.
2. Residential Condominium Declaration for Freestone Club Residences, a Residential Condominium recorded under Document No. 2402460, in the Official Public Records of Freestone County, Texas.
3. Freestone Club Policy Manual recorded under Document No. 2402470, in the Official Public Records of Freestone County, Texas.
4. Freestone Club Residences Policy Manual recorded under Document No. 2402471, in the Official Public Records of Freestone County, Texas.
5. Freestone Club Notice of Annexation of Freestone Club Residences, a Residential Condominium – Initial Phase recorded under Document No. 2402469, in the Official Public Records of Freestone County, Texas.
6. Design Guidelines for Freestone Club Residences, a Residential Condominium recorded under Document No. 2402472, in the Official Public Records of Freestone County, Texas.