

**Denton County
Juli Luke
County Clerk**

Instrument Number: 1115

ERecordings-RP

PROPERTY ASSOC MGMT CERT

Recorded On: January 06, 2025 09:40 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: 1115
Receipt Number: 20250106000003
Recorded Date/Time: January 06, 2025 09:40 AM
User: Joy R
Station: Station 19

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

ASPEN MEADOWS HOMEOWNERS ASSOCIATION, INC.

MANAGEMENT CERTIFICATE

The undersigned, being an officer of 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: Aspen Meadows
2. The name of the Association: Aspen Meadows Homeowners Association, Inc.
3. The recording data for the subdivision: See Exhibit A.
4. The name and mailing address of the Association: See below.
5. The name, mailing address, telephone number, and email address of the manager of the Association:

Name: FirstService Residential

Mailing Address: 14951 N. Dallas Pkwy, Suite 600, Dallas, Texas 75254

Phone Number: 214.871.9700

Website: www.fsresidential.com

Email Address: Dallas@fsresidential.com

Mgmt. Cert. Email: Mgmt-CertificateTX@fsresidential.com

6. Website for Dedicatory Instruments: <https://aspenmeadows.connectresident.com>
7. The amount and description of a fee or fees charged by the Association relating to a property transfer in the subdivision:

Lifestyle Fee: \$200.00

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

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

Uniform Condo Questionnaire (6-10 days; 3-5 days; 1-2 days) \$220; \$275; \$325

[ACKNOWLEDGEMENT PAGE FOLLOWS]

EXHIBIT A

Document [Denton County Public Records]	Recording Information
Final Plat Aspen Meadows Phase 1	Doc. No. 2020-202
Community Charter for Aspen Meadows	Doc. No. 2020-96149
Notice of Filing of Dedicatory Instruments for Aspen Meadows [Assessment Collection Policy & Covenant Enforcement and Fining Policy]	Doc. No. 2021-61702
First Amendment to the Community Charter for Aspen Meadows	Doc. No. 2021-128168
Unanimous Written Consent in Lieu of a Meeting of the Board of Directors of Aspen Meadows Homeowners Association, Inc. (Establishing Amount of Lifestyle Fee)	Doc. No. 2021-130156
Second Amendment to the Community Charter	Doc. No. 2022-108514

Signed this 13 day of December 2024

Aspen Meadows Homeowners Association, Inc.,
a Texas property owners' association

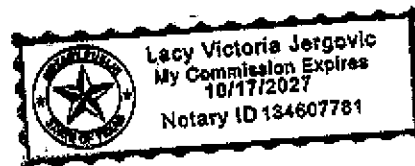
By: Jennifer Huerta

Jennifer Huerta, Market President
FirstService Residential Texas, Managing Agent

THE STATE OF TEXAS
COUNTY OF DALLAS

This instrument was acknowledged before me on this 13 day of December 2024 by
Jennifer Huerta, on behalf of FirstService Residential Texas, Managing Agent of a Texas property
owners' association, on behalf of said association.

Lacy Jergovic
Notary Public, State of Texas



AFTER RECORDING, PLEASE RETURN TO:

Aspen Meadows Homeowners 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