

Denton County
Juli Luke
County Clerk

Instrument Number: 10686

ERecordings-RP

MISCELLANEOUS

Recorded On: February 01, 2024 01:18 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: 10686
Receipt Number: 20240201000335
Recorded Date/Time: February 01, 2024 01:18 PM
User: Jennifer K
Station: Station 38

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

THE STATE OF TEXAS §
COUNTY OF DENTON §

1. Name of Subdivision: Pecan Square Townhomes.
2. Name of Association: Pecan Square Townhomes Residential Community, Inc.
3. Recording Data for the Subdivision: The Subdivision Plats are recorded in the Plat Records of Denton County, Texas, as Document 2019-90, recorded on February 21, 2019.
4. Recording Data for the Declaration:
 - a) Declaration of Covenants, Conditions and Restrictions for Pecan Square Townhomes, recorded on April 26, 2019, as Document 2019-45919, Real Property Records, Denton County, Texas.
 - b) Declaration of Covenants, Conditions and Restrictions for Pecan Square Residential Community, recorded on April 23, 2019, as Document 2019-44024, Real Property Records, Denton County, Texas.
5. Name and Mailing Address of the Association is: Pecan Square Townhomes Residential Community, 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: Pecan Square Townhomes Residential Community, 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://PecanSquareTownhomes.connectresident.com>

10. Fees charged by the Association upon the sale or transfer of Property:

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)	\$75.00
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)	\$350.00
Uniform Condo Questionnaire (6-10 days; 3-5 days; 1-2 days)	\$220; \$275; \$325
Sub-Association Transfer Fee	\$100.00
Initial Fee	\$200.00
Reserve Fee	\$200.00
Common Benefit Fund per Lot Type:	
Type 1	\$750.00
Type 2	\$875.00
Type 3	\$1,000.00
Type 4	\$1,150.00
Type 5	\$750.00
Type 6	\$700.00

Executed on this the 29 day of January 2024.

PECAN SQUARE TOWNHOMES RESIDENTIAL
COMMUNITY, INC.

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

THE STATE OF TEXAS

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ACKNOWLEDGMENT

COUNTY OF DALLAS

BEFORE ME, the undersigned notary public, on this the 24 day of January 2024 personally appeared Patrick Droesch, President of FirstService Residential Texas, Inc., and Managing Agent of Pecan Square Townhomes Residential Community, 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.

Lacy Jergovic
Notary Public in and for the State of Texas

