PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE FOR M3 RANCH HOMEOWNERS ASSOCIATION

THE STATE OF TEXAS COUNTIES OF JOHNSON	§
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The undersigned, being the Managing Agent of M3 Ranch Homeowners Association, a non-profit corporation organized and existing under the laws of the State of Texas, submits the following information pursuant to Section 209.004 of the Texas Property Code which supersedes any prior Management Certificate filed by M3 Ranch Homeowners Association:

- 1. Name of Subdivision: M3 Ranch.
- 2. Name of Association: M3 Ranch Homeowners Association.
- 3. Recording Data for the Subdivision:
 - a) M3 Ranch is an addition to the city of Mansfield located in Johnson County, Texas, according to the maps or plats thereof, recorded in the Map Records of Johnson County, Texas, under File Numbers 2020-234, 2021-3445, 2021-3452, 2021-3895, and 1018111600002 along with any amendments or supplements thereto.
- 4. Recording Data for the Declaration:
 - a) M3 Ranch is subject to the Declaration of Covenants, Conditions, and Restrictions for M3 Ranch Homeowners Association which are filed in the real property records in Johnson County, Texas as follows:
 - a. Recording Date: 01/29/2021; Filed Document: DCCER; Recording Information: 2021-3445.
- Name and Mailing Address of the Association is: M3 Ranch Homeowners Association 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: M3 Ranch Homeowners Association 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.

SDG: FSR-0004

- 8. <u>Email Address to Contact the Association:</u> 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 email at Mgmt-CertificateTX@fsresidential.com.
- 9. The Association's website is:https://m3ranchhoa.connectresident.com
- 10. Fees charged by the Association upon the sale or transfer of Property:
 - a. Resale Disclosure Package: \$375.00
 - i. 1-2 days: \$500.00.
 - ii. 3-5 days: \$450.00.
 - b. Resale Disclosure Update: \$75.00
 - c. Transfer Fee: \$340.00.
 - d. Refinance Certificate Fee: \$150.00.
 - i. 1-2 days: \$275.00.
 - ii. 3-5 days: \$225.00.
 - e. HOA Questionnaire (optional): \$250.00
 - f. Loan Estimate Questionnaire (optional): \$100.00

SDG: FSR-0004

Executed on this the day of May 2024.

M3 RANCH HOMEOWNERS ASSOCIATION

Droesch,

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 _____ day of May 2024 personally appeared Patrick Droesch, President of FirstService Residential Texas, Inc., and Managing M3 Ranch Homeowners Association 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 Victoria Jergovic Commission Expires 10/17/2027 otary ID 134607781

E-RECORDED BY:

6548 Greatwood Pkwy. SUGAR LAND, TEXAS 77479

SDG: FSR-0004

Johnson County April Long Johnson County Clerk

Instrument Number: 2024 - 13185

eRecording - Real Property

Property Owners Assoc Mgmt Cert

Recorded On: May 14, 2024 11:23 AM Number of Pages: 4

" Examined and Charged as Follows: "

Total Recording: \$33.00

******* 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: Record and Return To:

Document Number: 2024 - 13185

20240514000068

Recorded Date/Time: May 14, 2024 11:23 AM

User: Kylee R Station: ccl30



Receipt Number:

STATE OF TEXAS COUNTY OF JOHNSON

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 Johnson County, Texas.

Corporation Service Company

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April Long Johnson County Clerk Johnson County, TX