

Denton County
Juli Luke
County Clerk

Instrument Number: 4610

ERecordings-RP

MISCELLANEOUS

Recorded On: January 10, 2022 08:17 AM

Number of Pages: 5

* Examined and Charged as Follows: *

Total Recording: \$42.00

***** 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: 4610
Receipt Number: 20220109000001
Recorded Date/Time: January 10, 2022 08:17 AM
User: Craig T
Station: Station 25

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 herein, and was duly RECORDED in the Official Records of Denton County, Texas.

Juli Luke
County Clerk
Denton County, TX

AFTER RECORDING RETURN TO:

Judd A. Austin, Jr.
Henry Odo Austin & Fletcher, P.C.
1700 Pacific Avenue
Suite 2700
Dallas, Texas 75201

STATE OF TEXAS §
 §
COUNTY OF DENTON §

**PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE FOR THE
SOMERSET FRISCO HOMEOWNERS' ASSOCIATION, INC.**

This MANAGEMENT CERTIFICATE (this "*Certificate*") is made on behalf of the SOMERSET FRISCO HOMEOWNER'S ASSOCIATION, INC., a Texas non-profit corporation (the "*Association*").

WITNESSETH:

WHEREAS, the Declaration of Covenants, Conditions and Restrictions for Somerset Park was filed on October 24, 2017, and is recorded as Instrument No. 2017-131048 in the Official Public Records of Denton County, Texas, which Declaration, as supplemented or amended, is incorporated herein for all purposes.

WHEREAS, the Association has caused this Certificate to be prepared and filed in accordance with the provisions of the Texas Residential Property Owners Protection Act as provided in Section 209.004 of the Texas Property Code.

NOW, THEREFORE, the undersigned hereby certifies as follows on behalf of the Association:

1. **Name of the Subdivision.** The subdivision is Somerset Park, and the plats for the subdivision are described on Exhibit A attached hereto.

2. **Name of the Association.** The name of the Association is Somerset Frisco Homeowners' Association, Inc.

3. **Recording Data for the Subdivision.** The recording data for the plats of the subdivision are set forth on Exhibit A attached hereto.

4. **Recording Data for the Declaration.** The Declaration is recorded as Instrument No. 2017-131048 in the Official Public Records of Denton County, Texas, as amended or supplemented by the certain document recorded as Instrument No. 2018-101134 in the Official Public Records of Denton County, Texas.

5. **Mailing Address.** The current mailing address for the Association is 12801 N Central Expressway Suite 1401, Dallas, TX 75243.

6. **Name of and Contact Information for the Managing Agent of the Association.** The Association's managing agent is SBB Management Company, 12801 N Central Expressway Suite 1401, Dallas, TX 75243; telephone 972-960-2800; and email address is email@sbbmanagement.com.

7. **Website.** The Association's website may be found at www.sbbmanagement.com (use "find my community" search bar to locate community).

8. **Fees Due Upon Property Transfer.** Fees charged relating to a property transfer are: (i) \$375.00 as resale certificate fee; (ii) \$75.00 as resale certificate update fee; (iii) rush fees: (a) 1 business day - \$300.00; (b) 3 business days - \$200.00; and (c) 5 business days - \$100.00; (iv) \$225.00 as lender questionnaire fee; (v) \$245.00 as administrative transfer fee; (vi) \$150.00 statement of account fee; and (vii) compliance inspection fee \$125.00.

9. **Resale Certificates.** Resale Certificates may be requested by contacting the Association c/o HomeWiseDocs via www.homewisedocs.com. The phone number for HomeWiseDocs is (866) 925-5004. Alternatively, you may contact the SBB Management Company, 12801 N Central Expy Suite 1401, Dallas, TX 75243; telephone 972-960-2800;

IN WITNESS WHEREOF, the undersigned has caused this Certificate to be executed on behalf of the Association in compliance with Section 209.004 of the Texas Property Code, and serves to replace all Management Certificates previously filed by the Association.

ASSOCIATION:

**SOMERST FRISCO HOMEOWNERS'
ASSOCIATION, INC.**

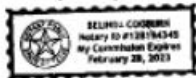
a Texas non-profit corporation

By: 
Marinda Hall, Community Manager

STATE OF TEXAS §

COUNTY OF DALLAS §

This instrument was acknowledged before me on the JANUARY, 2022 ~~5th~~ day of ~~December, 2021~~, by BC
Maranda Hall, Community Manager, for Somerset Frisco Homeowners' Association, Inc., a
Texas non-profit corporation.



Belinda Cochran
Notary Public, State of Texas

EXHIBIT A

All tracts and parcels of real property in Frisco, Denton County, Texas, particularly described in the following Plats recorded in the Map or Plat Records of Denton County, Texas.

<u>PLAT NAME</u>	<u>PLAT REFERENCE</u>
SOMERSET PARK	Document No. 2018-144
AMENDING PLAT FOR SOMERSET PARK	Document No. 2018-499