

AFTER RECORDING, RETURN TO:**Judd A. Austin, Jr.****Henry Oddo Austin & Fletcher, P.C.****1717 Main Street****Suite 4600****Dallas, Texas 75201**

STATE OF TEXAS §

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COUNTY OF PARKER §

**PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE
FOR
SILVERSTONE AT PEARSON RANCH OWNERS ASSOCIATION**

This PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE ("*Certificate*") is made on behalf of SILVERSTONE AT PEARSON RANCH OWNERS ASSOCIATION, a Texas non-profit corporation ("*Association*").

WHEREAS, Parker Pearson LP, a Texas limited partnership, as the Declarant, executed and previously placed of record that certain Declaration of Covenants, Conditions and Restrictions for Silverstone at Pearson Ranch on June 3, 2004, under Document No. 520134 of the Official Public Records of Parker County, Texas ("*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 name of the subdivision which is the subject of the Declaration is Silverstone at Pearson Ranch, Phase 1, Phase 2, Phase 4, Phase 5, Phase 6, Phase 7, and Phase 9.

2. **Name and Mailing Address of the Association.** The name of the Association is Silverston at Pearson Ranch Owners Association, and its mailing address is c/o FirstService Residential, Inc. ("*FirstService Residential*"), 14951 N. Dallas Pkwy, Ste. 600, Dallas, Texas 75254.

3. **Recording Data for the Subdivision.** The recording data for Silverstone at Pearson Ranch, an addition to the City of Weatherford, Parker County, Texas, is recorded as Document No. 632014, Document No. 514323 (Phase 1), Document No. 514319 (Phase 2), Document No. 201401205 (Phase 4), Document No. 201506660 (Phase 5), Document No. 201610560 (Phase 6), Document No. 201931858 (Phase 7), Document No. 202136050 (Phase 9) in the Official Public Records of Parker County, Texas, including all amendments, supplements, and replats thereto.

4. **Recording Data for the Declaration.** The recording data for the Declaration was recorded under Document No. 520134, Documents No. 201728510 (First Amendment), Document No. 202016557 (Second Amendment) along with any and all amendments and supplements recorded in the Official Public Records of Parker County, Texas.

5. **Name and Contact Information for the Association or the Managing Agent of the Association.** The current mailing address for the Association is c/o First Service Residential, 14951 N. Dallas Pkwy, Ste. 600, Dallas, Texas 75254, telephone number is (214) 871-9700, and e-mail address is Mgmt-CertificateTX@fsresidential.com.

6. **Website.** The Association's website may be found at <https://SilverstoneatPearsonRanch.connectresident.com>.

7. **Fees Due Upon Property Transfer.** Fees charged relating to a property transfer are:

Type of Property Transfer	Dollar Amount
Transfer Fee	\$340.00
Resale Disclosure Package (6-10 days; 3-5 days; 1-2 days)	\$375.00; \$450.00; \$500.00
Refinance Disclosure Update (within 60 days or original request)	\$75.00
Initial Contribution Fee	\$150.00
Refinance Certificate Fee (6-10 days; 3-5 days; 1-2 days)	\$150.00; \$225.00; \$375.00
Loan Estimate Questionnaire (optional)	\$100.00
HOA Questionnaire (optional)	\$250.00

8. **Resale Certificates and Other Information.** Resale Certificates and other information regarding the Association may be requested by contacting the Association c/o FirstService Residential via Mgmt-CertificateTX@fsresidential.com. The telephone number for FirstService Residential is (214) 871-9700. Alternatively, you may contact the office for FirstService Residential at 14951 N. Dallas Pkwy, Ste. 600, Dallas, Texas 75254 or by e-mail at Mgmt-CertificateTX@fsresidential.com.

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. This Certificate shall serve to take the place of all Management Certificates previously filed on behalf of the Association.

[SIGNATURE PAGE TO IMMEDIATELY FOLLOW]

ASSOCIATION:

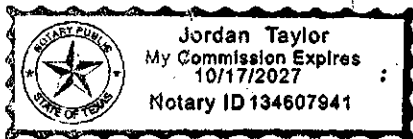
**SILVERSTONE AT PEARSON RANCH
OWNERS ASSOCIATION,
a Texas non-profit corporation**

By: FirstService Residential, Inc.
Its: Managing Agent

By: Katie M Ward
Katie Ward
Its: President, Dallas/Fort Worth

STATE OF TEXAS §
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COUNTY OF DALLAS §

This instrument was acknowledged before me on the 18 day of September 2024,
by Katie Ward, President - Dallas/Fort Worth, with FirstService Residential, Inc., the Managing
Agent of Silverstone at Pearson Ranch Owners Association, a Texas non-profit corporation.



Jordan Taylor
Notary Public, State of Texas

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS



Lila Deakle

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09/18/2024 03:16:01 PM

Fee: \$38.00

Lila Deakle, County Clerk

Parker County, Texas

MANAGECERT