### Kaufman County Laura Hughes County Clerk

**Instrument Number: 2024-0028119** 

Billable Pages: 3 Number of Pages: 4

FILED AND RECO	RDED – REAL RECORDS	CLERKS COMMENTS				
<b>On:</b> 09/10/2024 :	at 10:28 AM	E-RECORDING				
<b>Document Number</b>	<b>2</b> 024-0028119					
Receipt No:	24-24588					
Amount: \$	33.00					
Vol/Pg:	V:8661 P:21					



## STATE OF TEXAS COUNTY OF KAUFMAN

DILED AND DECODDED DEAL DECODDS

I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the Official Public Records of Kaufman County, Texas.

Laura Hughes, County Clerk

Sama a. Highes

Recorded By: Viviana Basurto , Deputy

OF DDIZE COMMUNICS

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.

Record and Return To:

RIDDLE & WILLIAMS 3811 TURTLE CREEK BLVD. STE. DALLAS, TX 75219-4497



# PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE FOR THE TRAILS OF CHESTNUT MEADOW

STATE OF TEXAS

§ §

KNOW ALL MEN BY THESE PRESENTS:

**COUNTY OF KAUFMAN** 

§

Pursuant to the provisions of Section 209.004 of the Texas Property Code, the undersigned property owners' association hereby records this Property Owners Association Management Certificate for The Trails of Chestnut Meadow.

- 1. The name of the subdivision is the Trails of Chestnut Meadow.
- 2. The name of the association is Chestnut Meadows Association, Inc.
- 3. The recording data for the subdivision is as follows:

### **Subdivision**

#### Recording Data

Subdivision	Recording Data			
Final Plat, The Trails of Chestnut	Recorded on or about December 7, 2001, in			
Meadow Phase 1	Public Cabinet 2, Sleeve 409 of the Real			
	Property Records of Kaufman County, Texas			
Final Plat, The Trails of Chestnut	Recorded on or about April 4, 2003, in			
Meadow Phase 2	Public Cabinet 2, Sleeve 493 of the Real			
	Property Records of Kaufman County, Texas			
Final Plat of the Trails of Chestnut	Recorded on or about November 19, 2004, in			
Meadow Phase 3A	Public Cabinet 2, Sleeve 602C of the Real			
· ·	Property Records of Kaufman County, Texas			
Final Plat of the Trails of Chestnut	Recorded on or about November 19, 2004, in			
Meadow Phase 3B	Public Cabinet 2, Sleeve 602B of the Real			
*	Property Records of Kaufman County, Texas			
Amended Final Plat of the Trails of	Recorded on or about May 18, 2007, in			
Chestnut Meadow Phase 4	Public Cabinet 3, Sleeve 9 of the Real			
	Property Records of Kaufman County, Texas			

4. The recording data for the declaration and any amendments to the declaration is as follows:

Declaration of Covenants, Conditions and Restrictions for the Trails of Chestnut Meadow, recorded on or about December 18, 2001, as Document No. 2001-00020837, at Volume 1919, Page 173 et seq. of the Real Property Records of Kaufman County, Texas, and re-recorded on or about January 16, 2002, as Document No. 2002-00001049, at Volume 1938, Page 82 et seq. of the Real Property Records of Kaufman County, Texas.

First Amendment to Declaration of Covenants, Conditions and Restrictions for the Trails of Chestnut Meadow, recorded on or about February 6, 2005, 2001, as Document No. 2004-00002616, at Volume 2363, Page 27 et seq. of the Real Property Records of Kaufman County, Texas

5. The name and mailing address of the association:

Chestnut Meadows Association, Inc. c/o FirstService Residential 14951 N. Dallas Pkwy., Suite 600 Dallas, TX 75254

6. The name, mailing address, telephone number, and e-mail address of the person managing the association or the association's designated representative is as follows:

FirstService Residential 14951 N. Dallas Pkwy., Suite 600 Dallas, TX 75254

Telephone: 214-871-9700

Email: Mgmt-CertificateTX@fsresidential.com

7. The website address of any Internet website on which the association's dedicatory instruments are available in accordance with Section 207.006 is:

https://chestnutmeadows.connectresident.com

8. The amount and description of a fee or fees charged by the association relating to a property transfer in the subdivision is as follows:

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		

9. Other information the association considers appropriate:

For all resale and refinance information, please contact <u>Mgmt-CertificateTX@fsresidential.com</u>

is hereb	WITNESS V y executed nbw, 20	by its d							t Certificate day of
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