

Kaufman County
Laura Hughes
County Clerk

Instrument Number: 2024-0028119

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FILED AND RECORDED – REAL RECORDS	CLERKS COMMENTS
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STATE OF TEXAS
COUNTY OF KAUFMAN

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 A. Hughes

Laura Hughes, County Clerk

Recorded By: Viviana Basurto, Deputy

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



STATE OF TEXAS

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COUNTY OF KAUFMAN

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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:

Recording Data

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

MANAGEMENT CERTIFICATE

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 Mgmt-CertificateTX@fsresidential.com

IN WITNESS WHEREOF, this Property Owners Association Management Certificate is hereby executed by its duly authorized agent on this 9 day of September, 2024.

CHESTNUT MEADOWS ASSOCIATION, INC.,
a Texas non-profit corporation

By:

Name:

Title:

Jennifer Huerta
JENNIFER HUERTA

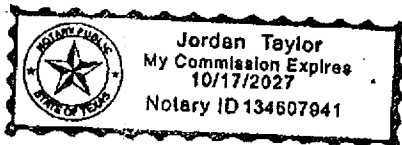
ACKNOWLEDGMENT

STATE OF TEXAS §

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COUNTY OF KAUFMAN §

This instrument was acknowledged before me on the 9 day of September, 2024, by Jennifer Huerta the managing agent of Chestnut Meadows Association, Inc., a Texas non-profit corporation, on behalf of said non-profit corporation.



Jordan Taylor
Notary Public, State of Texas