

VG-364-2021-202100357914

Dallas County
John F. Warren
Dallas County Clerk

Instrument Number: 202100357914

Real Property Recordings

Recorded On: December 01, 2021 11:16 AM

Number of Pages: 3

" Examined and Charged as Follows: "

Total Recording: \$30.00

***** 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: 202100357914
Receipt Number: 20211201000563
Recorded Date/Time: December 01, 2021 11:16 AM
User: Sebastian O
Station: CC19

Record and Return To:

VILLAGE ASSOCIATION MANAGEMENT, LLC
PO BOX 460057
GARLAND TX 75046



STATE OF TEXAS

Dallas County

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 Dallas County, Texas

John F. Warren
Dallas County Clerk
Dallas County, TX

PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE

Name of Subdivision: Firewheel Estates Residential Phase

an addition to the City of Garland, Dallas County, Texas

Name of Association: Firewheel Estates Residential Phase Homeowners Association, Inc.

Mailing Address of the Association: Firewheel Estates HOA, Inc.

c/o Village Association Management, LLC

P.O. Box 460057, Garland, TX 75046-0057

Association Website: firewheelestates.com

<u>Recording Information for Declaration and Amendments</u>	
Document Title	Recording Information
Declaration of Covenants, Conditions and Restrictions For Firewheel Estates – Residential Phase	Dallas County Deed Records Date: October 9, 1986 Time: 12:06 PM Volume: 86197 Page: 3010 et. al
First Amendment to the Declaration of Covenants, Conditions and Restrictions for Firewheel Estates – Residential Phase	Dallas County Deed Records Date: June 19, 1987 Time: 9:23 AM Volume: 87118 Page: 0952 through 0954
Second Amendment to the Declaration of Covenants, Conditions and Restrictions for Firewheel Estates – Residential Phase	Dallas County Deed Records Date: March 20, 1992 Time: 10:43 AM Volume: 92056 Page: 1717 through 1725
Third Amendment to the Declaration of Covenants, Conditions and Restrictions for Firewheel Estates – Residential Phase	Dallas County Deed Records Date: May 16, 1995 Time: 10:42 AM Volume: 95095 Page: 03099 through 03110
Forth Amendment to the Declaration of Covenants, Conditions and Restrictions for Firewheel Estates – Residential Phase	Dallas County Deed Records Date: May 13, 1998 Time: 4:45 PM Volume: 98094 Page: 01649 through 01652

Name and contact information of the person or entity managing the Association:

Entity: Village Association Management, LLC

Person: Mary Kathryn Lightsey

Mailing Address: P.O. Box 460057, Garland, TX 75046-0057

Phone: (214) 552-1629 Fax: (877) 568-9199

Email: info@villagemgmt.com On the web @: www.villagemgmt.com

PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE

Additional Information and Fees Charged in Connection with a Transfer of Ownership

1. Resale Certificate Fee is currently \$280.00 but will not exceed \$375.00
2. Buyer's Capital Contribution (Contribution to the Reserve) is \$200.00
3. All governing documents are posted on the Association's website, www.firewheelstates.com and available for members to download.
4. Firewheel Estates HOA is a mandatory property owners association. Buyers are advised to independently examine the use restrictions to thoroughly understand the maintenance and usage requirements.
5. There are two classes of membership: Class A and Class C. Class A members do not have access to the amenities center located at 771 E. Muirfield Road, Garland, TX 75044

Signed this 13 day of November, 2021

By: _____

M. Lightsey
Mary Kathryn Lightsey
Village Association Management, L.L.C.
Managing Agent for Firewheel Estates HOA, Inc.

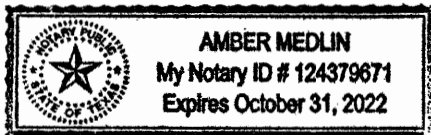
NOTARY'S ACKNOWLEDGEMENT

STATE OF TEXAS
COLLIN COUNTY

On this 13 day November, 2021 before me personally appeared Mary Kathryn Lightsey, to me known to be the person described in and who executed the foregoing instrument and acknowledged to me that he/she executed the same as his/her free act and deed.

Amber Medlin

Notary Public in and for the State of Texas



After Recording, Return to:
Firewheel Estates HOA
P.O. Box 460057
Garland, TX 75046-0057