

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 §
 §
COUNTY OF JOHNSON §

**PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE
FOR
BAKER FARMS HOMEOWNERS ASSOCIATION, INC.**

This PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE ("*Certificate*") is made on behalf of BAKER FARMS HOMEOWNERS ASSOCIATION, INC., a Texas non-profit corporation ("*Association*").

WHEREAS, HSM Baker Farms LLC, as the Declarant, executed and previously placed of record that certain Declaration of Covenants, Conditions and Restrictions for Baker Farms on November 2, 2023, under Instrument No. 2023-30924 of the Official Public Records of Johnson 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 Baker Farms.

2. **Name and Mailing Address of the Association.** The name of the Association is Baker Farms Homeowners Association, Inc. 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 Baker Farms, an addition to the City of Cleburne, Johnson County, Texas, is recorded as Instrument No. 2023-204 in the Official Public Records of Johnson County, Texas, including all amendments, supplements, and replats thereto.

4. **Recording Data for the Declaration.** The recording data for the Declaration was recorded under Instrument No. 2023-30924 along with any and all amendments and supplements recorded in the Official Public Records of Johnson 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://bakerfarms.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
Resale Disclosure Update (within 60 days of original request)	\$75.00
Refinance Certificate Fee (6-10 days; 3-5 days; 1-2 days)	\$150.00; \$225.00; \$275.00
HOA Questionnaire (optional) – (Single Family)	\$250.00
Loan Estimate Questionnaire (optional) – (Single Family)	\$100.00
Homeowner’s Working Capital Contribution	\$150.00
Builder’s Working Capital Contribution	\$350.00

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 <https://www.fsresidential.com/texas/resale-and-lender-documents>. 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:

**BAKER FARMS
HOMEOWNERS ASSOCIATION, INC.
a Texas non-profit corporation**

By: FirstService Residential, Inc.
Its: Managing Agent

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

STATE OF TEXAS §
 §
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 Baker Farms Homeowners Association, Inc., a Texas non-profit corporation.



Jordan Taylor
Notary Public, State of Texas

**Johnson County
April Long
Johnson County
Clerk**

Instrument Number: 2024 - 26680

eRecording - Real Property

Certificate/Certification

Recorded On: September 18, 2024 02:30 PM

Number of Pages: 4

" Examined and Charged as Follows: "

Total Recording: \$33.00

******* 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: 2024 - 26680
Receipt Number: 20240918000147
Recorded Date/Time: September 18, 2024 02:30 PM
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Station: CCL45

Record and Return To:

Corporation Service Company



**STATE OF TEXAS
COUNTY OF JOHNSON**

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 Johnson County, Texas.

April Long
Johnson County Clerk
Johnson County, TX

April Long