PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE FOR TRAILS OF MELISSA HOMEOWNERS ASSOCIATION, INC.

THE STATE OF TEXAS	§
	§
COUNTIES OF COLLIN	§

The undersigned, being the Managing Agent of Trails of Melissa Homeowners Association, Inc., a non-profit corporation organized and existing under the laws of the State of Texas, submits the following information pursuant to Section 209.004 of the Texas Property Code which supersedes any prior Management Certificate filed by Trails of Melissa Homeowners Association, Inc.:

- 1. Name of Subdivision: Trails of Melissa.
- 2. Name of Association: Trails of Melissa Homeowners Association, Inc.
- 3. Recording Data for the Subdivision:
 - a) Trails of Melissa is an addition to the city of Melissa located in Collin County, Texas, according to the maps or plats thereof, recorded in the Map Records of Collin County, Texas, under File Number 20050215000193770 along with any amendments or supplements thereto.

4. Recording Data for the Declaration:

- a) Trails of Melissa, a subdivision located in Collin County, Texas, and any other subdivisions which have been or may be subsequently annexed thereto and made subject to the authority of Trails of Melissa Homeowners Association, Inc. which sections were originally encumbered by dedicatory instruments filed of record in Collin County, Texas as follows:
 - a. Recording Date: 12/27/2005; Filed Document: DCCER; Recording Information: 2005-0180449.
- 5. Name and Mailing Address of the Association is: Trails of Melissa Homeowners Association, Inc. c/o FirstService Residential Texas, Inc., 14951 North Dallas Pkwy., Suite 600, Dallas, TX 75254.
- 6. Name and Mailing Address of Person Managing the Association or Its Designated Representative is: Trails of Melissa Homeowners Association, Inc. c/o FirstService Residential Texas, Inc., 14951 North Dallas Pkwy., Suite 600, Dallas, TX 75254.
- 7. Telephone Number to Contact the Association is: 214-871-9700.

SDG: FSR-0004

- 8. <u>Email Address to Contact the Association:</u> 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. Alternatively, you may contact the office for FirstService Residential by email at Mgmt-CertificateTX@fsresidential.com.
- 9. The Association's website is:https://trailsofmelissa.connectresident.com
- 10. Fees charged by the Association upon the sale or transfer of Property:
 - a. Resale Disclosure Package: \$375.00
 - i. 1-2 days: \$500.00.
 - ii. 3-5 days: \$450.00.
 - b. Resale Disclosure Update: \$75.00
 - c. Transfer Fee: \$340.00.
 - d. Refinance Certificate Fee: \$150.00.
 - i. 1-2 days: \$275.00.
 - ii. 3-5 days: \$225.00.
 - e. HOA Questionnaire (optional): \$250.00
 - f. Loan Estimate Questionnaire (optional): \$100.00

SDG: FSR-0004

Executed on this the	 day of May 2024
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TRAILS OF MELISSA HOMEOWNERS ASSOCIATION, INC.

By:

Patrick Droesch,

President of FirstService

Residential Texas, Inc.

THE STATE OF TEXAS

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ACKNOWLEDGMENT

COUNTY OF DALLAS

BEFORE ME, the undersigned notary public, on this the ______ day of May 2024 personally appeared Patrick Droesch, President of FirstService Residential Texas, Inc., and Managing Trails of Melissa Homeowners Association, Inc. known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that s/he executed the same for the purpose and in the capacity therein expressed and on behalf of the Association.

Notary Public in and for the State of Texas



E-RECORDED BY:

SEARS
BENNETT & GERDES, LLP

Property Owners Association Management Certificate

6548 Greatwood Pkwy. Sugar Land, Texas 77479

SDG: FSR-0004

Collin County Honorable Stacey Kemp Collin County Clerk

Instrument Number: 2024000057448

eRecording - Real Property

HOMEOWNERS ASSOC DOCS

Recorded On: May 14, 2024 01:05 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: Record and Return To:

Document Number: 2024000057448

Receipt Number: 20240514000321

Recorded Date/Time: May 14, 2024 01:05 PM

User: Tammy M Station: Station 12



STATE OF TEXAS COUNTY OF COLLIN

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 Public Records of Collin County, Texas.

Drace Kimp

CSC

Honorable Stacey Kemp Collin County Clerk Collin County, TX