

**PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE  
FOR  
SOMERSET MANSFIELD HOMEOWNER'S ASSOCIATION**

THE STATE OF TEXAS                   §  
COUNTIES OF JOHNSON                 §


The undersigned, being the Managing Agent of Somerset Mansfield Homeowners Association, 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 Somerset Mansfield Homeowners Association:

1. Name of Subdivision: Somerset Mansfield.
2. Name of Association: Somerset Mansfield Homeowners Association.
3. Recording Data for the Subdivision:
  - a) Somerset Mansfield is an addition to the city of Mansfield located in Ellis County, Texas, according to the maps or plats thereof, recorded in the Map Records of Ellis County, Texas, under File Number 1711085 along with any amendments or supplements thereto.
  - b) Somerset Mansfield is also an addition to the city of Mansfield located in Johnson County, Texas, according to the maps or plats thereof, recorded in the Map Records of Johnson County, Texas, under File Numbers 2020-34381, 759671500002, 2017-22554, and 2017-27399 along with any amendments or supplements thereto.
4. Recording Data for the Declaration:
  - a) Somerset Mansfield is subject to the Declaration of Covenants, Conditions and Restrictions for Somerset Mansfield Homeowners Association which filed in the real property records of Ellis County, Texas as amended or supplemented follows:
    - a. Recording Date: 09/13/2017; Filed Document: DCCER; Recording Information: 1726153.
    - b. Recording Date: 03/10/2020; Filed Document: 1<sup>st</sup> Amendment to DCCER; Recording Information: 2007959.
    - c. Recording Date: 04/15/2020; Filed Document: 2<sup>nd</sup> Amendment to DCCER; Recording Information: 2012039.
    - d. Recording Date: 11/19/2021; Filed Document: 3<sup>rd</sup> Amendment to DCCER; Recording Information: 2151187.

- b) Somerset Mansfield is also subject to the Declaration of Covenants, Conditions and Restrictions for Somerset Mansfield Homeowners Association which filed in the real property records of Johnson County, Texas as amended or supplemented follows:
  - a. Recording Date: 09/12/2017; Filed Document: DCCER; Recording Information: 2017-22554.
  - b. Recording Date: 03/05/2020; Filed Document: 1<sup>st</sup> Amendment to DCCER; Recording Information: 2020-6374.
  - c. Recording Date: 04/09/2020; Filed Document: 2<sup>nd</sup> Amendment to DCCER; Recording Information: 2020-9919.
  - d. Recording Date: 11/19/2021; Filed Document: 3<sup>rd</sup> Amendment to DCCER; Recording Information: 2021-44018.
5. Name and Mailing Address of the Association is Somerset Mansfield Homeowners Association 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: Somerset Mansfield Homeowners Association 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.
8. Email Address to Contact the Association: 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 e-mail at [Mgmt-CertificateTX@fsresidential.com](mailto:Mgmt-CertificateTX@fsresidential.com).
9. The Association's website is:<https://somersetmansfield.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

Executed on this the 14 day of May 2024.

SOMERSET MANSFIELD HOMEOWNERS  
ASSOCIATION

By:   
Patrick Droesch, President of FirstService  
Residential Texas, Inc.

THE STATE OF TEXAS

§

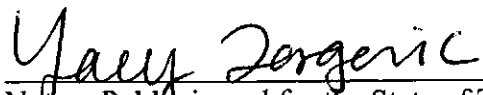
ACKNOWLEDGMENT

§

COUNTY OF DALLAS

§

BEFORE ME, the undersigned notary public, on this the 14 day of May 2024 personally appeared Patrick Droesch, President of FirstService Residential Texas, Inc., and Managing Somerset Mansfield Homeowners Association 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

6548 GREATWOOD PKWY.  
SUGAR LAND, TEXAS 77479

**Johnson County**  
**April Long**  
**Johnson County**  
**Clerk**

---

**Instrument Number:** 2024 - 13434

eRecording - Real Property

Certificate/Certification

Recorded On: May 16, 2024 09:58 AM

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 - 13434

Receipt Number: 20240516000027

Recorded Date/Time: May 16, 2024 09:58 AM

User: Amanda T

Station: ccl83

**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*