

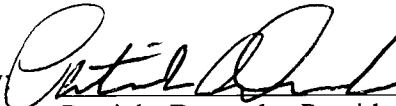
THE STATE OF TEXAS                   §  
COUNTIES OF TARRANT               §

1. Name of Subdivision: Overton Ridge.
2. Name of Association: Overton Ridge Homeowners Association, Inc.
3. Recording Data for the Subdivision:
  - a) Overton Ridge is an addition to the city of Keller located in Tarrant County, Texas, according to the maps or plats thereof, recorded in the Map Records of Tarrant County, Texas, under File Number Cabinet A, Slide 5453 along with any amendments or supplements thereto.
4. Recording Data for the Declaration:
  - a) Overton Ridge, a subdivision located in Tarrant County, Texas, and any other subdivisions which have been or may be subsequently annexed thereto and made subject to the authority of Overton Ridge Homeowners Association, Inc. which sections were originally encumbered by dedicatory instruments filed of record in Tarrant County, Texas as follows:
    - a. Recording Date: 12/14/1999; Filed Document: DCCER; Recording Information: Volume 14137-0521 at Pages 001-030
    - b. Recording Date: 10/17/2000; Filed Document: Declaration of Annexation and First Supplement to DCCER; Recording Information: D200235238
    - c. Recording Date: 01/09/2002; Filed Document: Declaration of Annexation and Second Supplement to DCCER; Recording Information: D202008117
    - d. Recording Date: 02/17/2006; Filed Document: Third Amendment to DCCER; Recording Information: D206048692
5. Name and Mailing Address of the Association is: Overton Ridge 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: Overton Ridge 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.
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://overtonridge.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 7<sup>th</sup> day of May 2024.

OVERTON RIDGE HOMEOWNERS  
ASSOCIATION, INC.

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

THE STATE OF TEXAS

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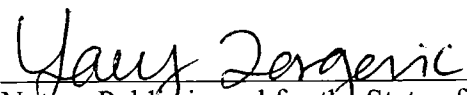
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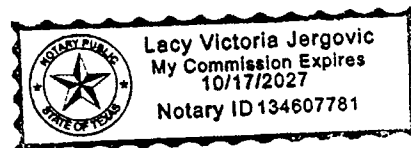
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COUNTY OF DALLAS

# ACKNOWLEDGMENT

BEFORE ME, the undersigned notary public, on this the 7 day of May 2024 personally appeared Patrick Droesch, President of FirstService Residential Texas, Inc., and Managing Overton Ridge 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:

**IS** | SEARS  
BENNETT  
& GERDES, LLP

6548 GREATWOOD PKWY.  
SUGAR LAND, TEXAS 77479