

**Denton County
Juli Luke
County Clerk**

Instrument Number: 30336

ERecordings-RP

PROPERTY ASSOC MGMT CERT

Recorded On: March 25, 2024 11:13 AM

Number of Pages: 4

" Examined and Charged as Follows: "

Total Recording: \$37.00

******* 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: 30336
Receipt Number: 20240325000304
Recorded Date/Time: March 25, 2024 11:13 AM
User: Kraig T
Station: Station 21

Record and Return To:

Corporation Service Company



STATE OF TEXAS
COUNTY OF DENTON

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 Denton County, Texas.

Juli Luke
County Clerk
Denton County, TX

**PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE
FOR
PECAN SQUARE RESIDENTIAL COMMUNITY ASSOCIATION, INC.**

THE STATE OF TEXAS §
 §
COUNTY OF DENTON §

The undersigned, being the Managing Agent of Pecan Square Residential Community 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 Pecan Square Residential Community Association, Inc.:

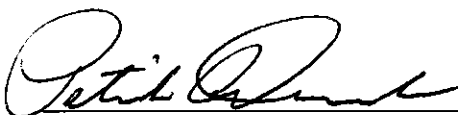
1. Name of Subdivision: Pecan Square.
2. Name of Association: Pecan Square Residential Community Association, Inc.
3. Recording Data for the Subdivision: The Plats are recorded in the Plat Records of Denton County, Texas, as:
 - a) Plat 1 (Phase 1A): Document 2019-90, recorded on February 21st, 2019;
 - b) Plat 2 (Phase 1B): Document 2019-89, recorded on February 21st, 2019;
 - c) Plat 3 (Phase 1C): Document 2019-91, recorded on February 21st, 2019; and
 - d) Plat 4 (Phase 1D): Document 2019-88, recorded on February 21st, 2019.
4. Recording Data for the Declaration:
 - a) Declaration of Covenants, Conditions and Restrictions for Pecan Square Residential Community recorded on April 23rd, 2019, as Document 2019-44024, Real Property Records, Denton County, Texas, and amended or supplemented.
 - b) Supplemental Declaration of Covenants, Conditions and Restrictions for Pecan Square Residential Community (Phases 2A-1 and ZA-2), Document 2020-110426, Real Property Records, Denton County, Texas, recorded on July 28, 2020; and
 - c) First Amendment to Supplemental Declaration of Covenants, Conditions and Restrictions for Pecan Square Residential Community (Phases 2B: 2B-1, 2B-2 and 2B-3), Document 2021-66729, Real Property Records, Denton County, Texas, recorded on April 14, 2021.
5. Name and Mailing Address of the Association is: Pecan Square Residential Community 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: Pecan Square Residential Community 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.
9. The Association's website is: <https://PecanSquareTownhomes.connectresident.com>
10. Fees charged by the Association upon the sale or transfer of Property:

Transfer Fee	\$340.00
Resale Disclosure Package (6-10 days; 3-5 days; 1-2 days)	\$375; \$450; \$500
Resale Disclosure Update (within 60 days of original request)	\$75.00
Refinance Certificate Fee (6-10 days; 3-5 days; 1-2 days)	\$150; \$225; \$275
HOA Questionnaire (optional) – (Single Family)	\$250.00
Loan Estimate Questionnaire (optional) – (Single Family)	\$100.00
Custom Lender Form Mortgage Questionnaire – (Condominiums)	\$350.00
Uniform Condo Questionnaire (6-10 days; 3-5 days; 1-2 days)	\$220; \$275; \$325
Sub-Association Transfer Fee	\$100.00
Initial Fee	\$200.00
Reserve Fee	\$200.00
Common Benefit Fund per Lot Type:	
Type 1	\$750.00
Type 2	\$875.00
Type 3	\$1,000.00
Type 4	\$1,150.00
Type 5	\$750.00
Type 6	\$700.00

Executed on this the 22 day of March 2024.

PECAN SQUARE RESIDENTIAL COMMUNITY
ASSOCIATION, INC.

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 22 day of March 2024 personally appeared Patrick Droesch, President of FirstService Residential Texas, Inc., and Managing Agent of Pecan Square Residential Community 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.

Lacy Victoria Jergovic
Notary Public in and for the State of Texas

