

**PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE  
FOR  
THE BOTTOM DISTRICT HOMEOWNERS ASSOCIATION, INC.**

THE STATE OF TEXAS                   §  
COUNTIES OF DALLAS                 §


The undersigned, being the Managing Agent of The Bottom District 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 The Bottom District Homeowners Association, Inc.:

1. Name of Subdivision: The Bottom District.
2. Name of Association: The Bottom District Homeowners Association, Inc.
3. Recording Data for the Subdivision:
  - a) The Bottom District is an addition to the city of Duncanville in Dallas County, Texas. The plats are recorded in the Plat Records of Dallas, Texas.
4. Recording Data for the Declaration:
  - a) Declaration of Covenants, Conditions and Restrictions for The Bottom District, filed October 29, 2021, under Document No. 202100325873 in the Property Records of Dallas County, Texas.
5. Name and Mailing Address of the Association is: The Bottom District 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: The Bottom District 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://summitparc.connectresident.com>
10. Fees charged by the Association upon the sale or transfer of Property:
- a. Resale Certificate: \$375.00 or more not to exceed the maximum allowable rate.
  - b. Rush Fee for Resale Certificate:
    - i. 1-2 days: \$125.00.
    - ii. 3-5 days: \$75.00.
  - c. Updated Certificate: after 30 days of issuance of the original \$75.00.
  - d. Transfer Fee: \$340.00.
  - e. Welcome Packet Fee: \$26.50.
  - f. Refinance Fee: \$150.00.
  - g. Rush Fee for Refinance:
    - i. 1-2 days: \$125.00.
    - ii. 3-5 days: \$75.00.
  - h. Lender Questionnaire (optional): \$350.00.
  - i. Copy of Governing Documents (optional): \$345.00.
  - j. Working Capital Fee: \$200.00

Executed on this the 22 day of March 2024.

THE BOTTOM DISTRICT HOMEOWNERS  
ASSOCIATION, INC.

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

THE STATE OF TEXAS

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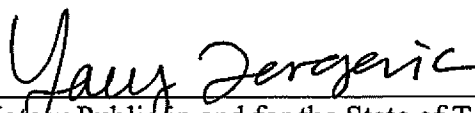
§

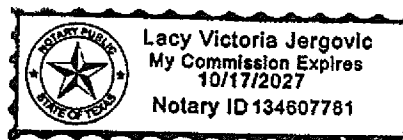
ACKNOWLEDGMENT

COUNTY OF DALLAS


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BEFORE ME, the undersigned notary public, on this the 22 day of March, 2024 personally appeared Patrick Drosch, President of FirstService Residential Texas, Inc., and Managing Agent of The Bottom District 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

6548 GREATWOOD PKWY.  
SUGAR LAND, TEXAS 77479

**Dallas County  
John F. Warren  
Dallas County Clerk**

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**Instrument Number:** 202400058967

eRecording - Real Property

**Recorded On:** March 25, 2024 11:14 AM

**Number of Pages:** 4

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**" Examined and Charged as Follows: "**

Total Recording: \$33.00

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\*\*\*\*\* 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:** 202400058967

**Receipt Number:** 20240325000417

**Recorded Date/Time:** March 25, 2024 11:14 AM

**User:** Kevin T

**Station:** CC123.dal.ccdc

**Record and Return To:**

CSC Global



**STATE OF TEXAS  
COUNTY OF DALLAS**

**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 Dallas County, Texas.**

John F. Warren  
Dallas County Clerk  
Dallas County, TX