

**Denton County
Juli Luke
County Clerk**

Instrument Number: 4377

ERecordings-RP

PROPERTY ASSOC MGMT CERT

Recorded On: January 16, 2024 09:56 AM

Number of Pages: 3

" 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: 4377
Receipt Number: 20240116000202
Recorded Date/Time: January 16, 2024 09:56 AM
User: Calinda B
Station: Station 20

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

THE STATE OF TEXAS §
COUNTY OF DENTON §

1. Name of Subdivision: Cascades, an addition to The Colony.
2. Name of Association: Cascades (The Colony) Homeowners Association, Inc.
3. Recording Data for the Subdivision:
 - a) Cascades an addition to the city of The Colony in Denton County, Texas. The plats are recorded in the Plat Records of Denton County, Texas as:
 - Plat 1: Document 2006-73009, recorded on June 19, 2006.
 - Plat 2: Document 2006-141591, recorded on November 17, 2006.
 - Plat 3: Document 2008-61936, recorded on June 6, 2008.
4. Recording Data for the Declaration:
 - a) Declaration of Covenants, Conditions and Restrictions for Cascades (The Colony) recorded on October 30, 2006, as Document 2006-133453 in the Real Property Records, Denton County,
5. Name and Mailing Address of the Association is: Cascades (The Colony) 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: Cascades (The Colony) 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.


9. The Association's website is: <https://cascadesthecolonyhoa.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
Community Enhancement Fee	The greater of \$100.00 or .15% of sales price.

Executed on this the 10th day of January 2024.

CASCADES (THE COLONY) HOMEOWNERS ASSOCIATION, INC.

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

THE STATE OF TEXAS

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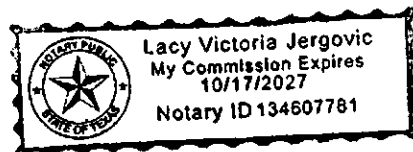
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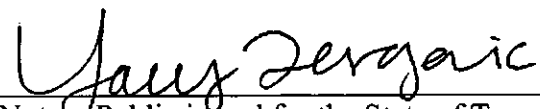
ACKNOWLEDGMENT

COUNTY OF DALLAS

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BEFORE ME, the undersigned notary public, on this the 10 day of January 2024 personally appeared Patrick Droesch, President of FirstService Residential Texas, Inc., and Managing Agent of Cascades (The Colony) 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