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

1. Name of Subdivision: Montclair.
2. Name of Association: Montclair Homeowners Association, Inc.
3. Recording Data for the Subdivision:
 - a) Montclair is an addition to the city of Dallas located in Dallas County, Texas, according to the maps or plats thereof, recorded in the Map Records of Dallas County, Texas, under File Number 200600077969 along with any amendments or supplements thereto.
4. Recording Data for the Declaration:
 - a) Montclair is subject to the Declaration of Covenants, Conditions, and Restrictions for Montclair Homeowners Association, Inc. which are filed in the real property records in Dallas County, Texas as follows:
 - a. Recording Date: 08/14/2007; Filed Document: DCCER; Recording Information: 20070291059.
5. Name and Mailing Address of the Association is: Montclair 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: Montclair 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://montclairhoa.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 8 day of May 2024.

MONTCLAIR HOMEOWNERS ASSOCIATION,
INC.

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

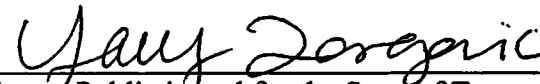
THE STATE OF TEXAS

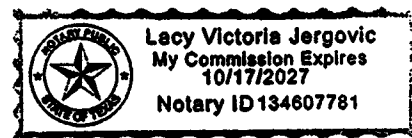
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ACKNOWLEDGMENT

COUNTY OF DALLAS

BEFORE ME, the undersigned notary public, on this the 8 day of May 2024 personally appeared Patrick Droesch, President of FirstService Residential Texas, Inc., and Managing Montclair 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**

Instrument Number: 202400096835

eRecording - Real Property

Recorded On: May 14, 2024 03:46 PM

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: 202400096835

Receipt Number: 20240514000243

Recorded Date/Time: May 14, 2024 03:46 PM

User: Thelma B

Station: Cc133

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