

## **4111 Cole Homeowners' Association, Inc. MANAGEMENT CERTIFICATE**

This Property Owners' Association Management Certificate is being recorded by **4111 Cole Homeowners' Association, Inc.** (the "Association") in compliance with the terms of Chapter 209 of the Texas Property Code and supersedes any prior management certificate filed by the Association. The Association submits the following additional information:

**Name of the Subdivision:** 4111 Cole Homeowners' Association, Inc.

**Name of the Association:** 4111 Cole Homeowners' Association, Inc.

**Recording Data for Association:**

The Subdivision is recorded according to the Map and Plat Records in Dallas County, Texas, as follows;

(a) 4111 Cole Homeowners' Association, Inc. recorded under Plat, Doc. #200503630311

**Recording Data for Restrictions:**

The Declarations for the Association are recorded in the Real Property Records of Dallas County, Texas, as follows:

(a) Declaration and Master Deed, under Dallas County Clerk's file no. 200503491976

**Name and Mailing Address of the Association**

4111 Cole Homeowners  
c/o Somerset Association Management  
5401 N Central Expwy Ste 220  
Dallas, Texas 75205

**Name, Mailing Address, Telephone Number, and E-mail Address of Person Managing the Association or its Designated Representative**

Somerset Association Management  
5401 N Central Expwy Ste 220  
Dallas, Texas 75205 214-239-4530  
[propertymanager@somersetassociations.com](mailto:propertymanager@somersetassociations.com)

**Website Address of the Association**

[4111cole.sites.Townsq.io](http://4111cole.sites.Townsq.io)

**Property Transfer Fee(s) Charged by the Association:**

New account setup fee establishing new owner's account in the association's records: \$45

Resale Certificate: \$375

Resale Certificate Update: \$75

Legacy Account Closure Fee: \$220

Refinance Statement of Account: \$75

Expedite Fee for Resale Certificate prior to 10 business day delivery obligation: \$175 for 1 day expedite  
\$125 for 3 day expedite

Working capital contribution: Equal to two months of HOA dues

Executed on this the 7<sup>th</sup> day of January, 2022

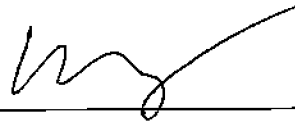
4111 Cole Homeowners' Association, Inc., acting by and through its  
managing agent, Somerset Association Management

  
\_\_\_\_\_  
Alfred Wiles, Branch President

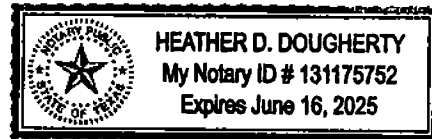
STATE OF TEXAS       §

COUNTY OF Dallas     §

This instrument was acknowledged before me on the 7<sup>th</sup> day of January, 2022 by Alfred Wiles, Branch President with Somerset Association Management, the managing agent for 4111 Cole Homeowners' Association, Inc., a Texas nonprofit corporation, on behalf of such corporation.

  
\_\_\_\_\_  
Heather Dougherty  
Notary Public, State of Texas

When recorded return to:  
Somerset Association Management  
5401 N Central Expwy Ste 220  
Dallas, Texas 75205



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

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**Instrument Number:** 202200008951

eRecording - Real Property

Recorded On: January 11, 2022 11:02 AM

Number of Pages: 3

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

Total Recording: \$30.00

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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: 202200008951  
Receipt Number: 20220111000418  
Recorded Date/Time: January 11, 2022 11:02 AM  
User: Destinee C  
Station: CC41

**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

A handwritten signature in black ink, appearing to be "JFW", located to the right of the printed name and title.