

Denton County  
Juli Luke  
County Clerk

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Instrument Number: 10695

ERecordings-RP

MISCELLANEOUS

Recorded On: February 01, 2024 01:34 PM

Number of Pages: 6

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" Examined and Charged as Follows: "

Total Recording: \$45.00

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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: 10695  
Receipt Number: 20240201000346  
Recorded Date/Time: February 01, 2024 01:34 PM  
User: Jennifer K  
Station: Station 38

**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  
HARVEST RESIDENTIAL COMMUNITY ASSOCIATION, INC.**

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THE STATE OF TEXAS                   §  
  §  
COUNTY OF DENTON                 §

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

1. Name of Subdivision: Harvest Residential.
2. Name of Association: Harvest Residential Community Association, Inc.
3. Recording Data for the Subdivision: Harvest Residential is an addition to the Town of Northlake "corporate limits an extraterritorial jurisdiction", Denton County, Texas. The Maps or Plats are recorded in the Official Records, Denton County, Texas, as:
  - a) Phase 1: Amended Plat Document No 2022-431, on November 17, 2022.
  - b) Phase 2A: Final Plat Document No 2015-178 on May 7, 2015.
  - c) Phase 2B: Amended Plat Document 2022-63, on February 15, 2022.
  - d) Phase 3A: Plat Document No 2016-2136, on September 14, 2016.
  - e) Phase 3B: Amended Plat Document No 2017-300, on July 10, 2017.
  - f) Phase 4A: Final Plat Document No 2019-57 on February 11, 2019.
  - g) Phase 4B: Final Plat Document No 2019-357 on August 22, 2019.
  - h) Phase 5: Final Plat Document No 2020-347 on October 1, 2020.
  - i) Phase 6A: Final Plat Document No 2020-348 on October 1, 2020.
  - j) Phase 6B: Final Plat Document No 2020-346 on October 1, 2020.
  - k) Phase 6C: Final Plat Document No 2020-345 on October 1, 2020.
  - l) Phase 7: Final Plat Document No 2022-81 on March 3, 2022.
  - m) Phase 8A: Final Plat Document No 2021-415 on November 5, 2021.
  - n) Phase 8B: Final Plat Document No 2021-416 on November 5, 2021.
  - o) Phase 9: Final Plat Document No 2022-426 on November 10, 2022.
  - p) Phase 10: Final Plat Document No 2022-425 on November 10, 2022.
  - q) Phase 11A: Final Plat Document No 2022-241 on June 27, 2022.
  - r) Phase 11B: Final Plat Document No 2022-242 on June 27, 2022.
  - s) Phase 12: Final Plat Document No 2021-425 on November 15, 2021.
  - t) Phase 14: Final Plat Document No 2023-42 on February 13, 2023.
  - u) Phase 15: Final Plat Document No 2023-41 on February 13, 2023.
  - v) Phase 16A: Final Plat Document No 2023-83 on March 17, 2023.
  - w) Meadows Phase 1: Final Plat Document No 2014-338, on September 30, 2014.
  - x) Meadows Phase 2: Final Plat Document No 2016-262, on June 30, 2016.
  - y) Meadows Phase 3: Final Plat Document No 2017-301, July 10, 2017.
  - z) Meadows Phase 4: Final Plat Document No 2019-111, on March 6, 2019.

- aa) Meadows Phase 5: Final Plat Document No 2020-364, on October 19, 2020.
- bb) Townside Phase 1: Plat Document No 2017-421 on October 2, 2017.
  - i. Amended as Document No 2018-174 on April 13, 2018.
  - ii. Amended as Document No 1029-157 on April 2, 2019.
  - iii. Amended as Document No 2020-143 on May 8, 2020.
  - iv. Amended as Document No 2021-23 on January 15, 2021.
  - v. Amended as Document No 2022-201 on May 26, 2022.
- cc) Townside Phase 2: Amended Plat Document No 2020-358, on October 15, 2020.
- dd) Townhomes Phase 1: Plat Document No 2020-357 on September 29, 2020.
  - i. Amended as Document No 2021-22 on January 14, 2021.
- cc) Townhomes Phase 2: Plat Document No 2022-384 on September 21, 2022.

4. Recording Data for the Declaration:

- a) Restrictions for Harvest Residential Community recorded on May 22, 2013, as Document 2013-61275, Real Property Records, Denton County, Texas.
- b) Correction Declaration of Covenants, Conditions and Restrictions for Harvest Residential Community, Document 2013-64277, Real Property Records, Denton County, Texas, recorded on May 29, 2013.
- c) First Amendment to Declaration of Covenants, Conditions and Restrictions for Harvest Residential Community, Document 2013-100021, Real Property Records, Denton County, Texas, recorded on August 12, 2013.
- d) Supplemental Declaration of Covenants, Conditions and Restrictions for Harvest Residential Community, Meadows Phase I, Document No. 2015-13009, Real Property Records, Denton County, Texas, recorded on February 9, 2015.
- e) Supplemental Declaration of Covenants, Conditions and Restrictions for Harvest Residential Community, Meadow Phase I, Document 2015-16706, recorded on February 19, 2015, Real Property Records, Denton County, Texas.
- f) Second Amendment to Declaration of Covenants, Conditions and Restrictions for Harvest Residential Community, Document 2015-48625, recorded on May 7, 2015, Real Property Records, Denton County, Texas.
- g) Supplemental Declaration of Covenants, Conditions and Restrictions for Harvest Residential Community, Harvest Phase II (Harvest Phase 2A), Document 2015- 67100, recorded on June 18, 2015, Real Property Records, Denton County, Texas.
- h) Supplemental Declaration of Covenants, Conditions and Restrictions for Harvest Residential Community, Harvest Phase II (Harvest Phase 2B), Document 2015-115299, recorded on October 2, 2015, Real Property Records, Denton County, Texas.
- i) Supplemental Declaration of Covenants, Conditions and Restrictions for Harvest Residential Community, Harvest Meadows Phase 2, Document 2016-78034, recorded on June 30, 2016, Real Property Records, Denton County, Texas.
- j) Supplemental Declaration of Covenants, Conditions and Restrictions for Harvest Residential Community, Harvest Phase 3, Document 2016-78035, recorded on June 30, 2016, Real Property Records, Denton County, Texas.
- k) Supplemental Declaration of Covenants, Conditions and Restrictions for Harvest Residential Community, Harvest Meadows Phase 3, Document 2017-98174, recorded on August 10, 2017, Real Property Records, Denton County, Texas.
- l) Supplemental Declaration of Covenants, Conditions and Restrictions for Harvest Residential Community, Harvest Townside Phase 1, Document 2017-132980, recorded on October 27, 2017, Real Property Records, Denton County, Texas.

- m) Supplemental Declaration of Covenants, Conditions and Restrictions for Harvest Residential Community, Meadow Phase 4, Document 2018-62137, recorded on May 31, 2018, Real Property Records, Denton County, Texas.
- n) Supplemental Declaration of Covenants, Conditions and Restrictions for Harvest Residential Community, Harvest Phase 4A and 4B, Document 2019-14507, recorded on February 13, 2019, Real Property Records, Denton County, Texas.
- o) Supplemental Declaration of Covenants, Conditions and Restrictions for Harvest Residential Community, Harvest Meadows Phase 5, Document 2019-154774, recorded on December 5, 2019, Real Property Records, Denton County, Texas.
- p) Supplemental Declaration of Covenants, Conditions and Restrictions for Harvest Residential Community, Harvest Townside Phase 2, Document 2019-154775, recorded on December 5, 2019, Real Property Records, Denton County, Texas.
- q) Supplemental Declaration of Covenants, Conditions and Restrictions for Harvest Residential Community, Harvest Phase 5, Document 2020-175530, recorded on October 30, 2020, Real Property Records, Denton County, Texas.
- r) Supplemental Declaration of Covenants, Conditions and Restrictions for Harvest Residential Community, Townhomes at Harvest Phase 1, LLC, Document 2020-175531, recorded on October 30, 2020, Real Property Records, Denton County, Texas.
- s) Supplemental Declaration of Covenants, Conditions and Restrictions for Harvest Residential Community, Harvest Phase 9-10, Document 2021-133446, recorded on July 23, 2021, Real Property Records, Denton County, Texas.
- t) Supplemental Declaration of Covenants, Conditions and Restrictions for Harvest Residential Community, Harvest Phase 12, Document 2021-133448, recorded on July 23, 2021, Real Property Records, Denton County, Texas.
- u) Supplemental Declaration of Covenants, Conditions and Restrictions for Harvest Residential Community, Harvest Phase 6, Document 2021-133449, recorded on July 23, 2021, Real Property Records, Denton County, Texas.
- v) Supplemental Declaration of Covenants, Conditions and Restrictions for Harvest Residential Community, Harvest Phase 7-8, Document 2021-133447, recorded on July 23, 2021, Real Property Records, Denton County, Texas.
- w) Supplemental Declaration of Covenants, Conditions and Restrictions for Harvest Residential Community, POD Sale Property, Document 2021-159973 recorded on September 1, 2021, Real Property Records, Denton County, Texas.
- x) Supplemental Declaration of Covenants, Conditions and Restrictions for Harvest Residential Community, Harvest Phase 16, Document 2021-181120, recorded on October 1, 2021, Real Property Records, Denton County, Texas.
- y) Supplemental Declaration of Covenants, Conditions and Restrictions for Harvest Residential Community, Harvest Townside Phase 3, Document 2021-181121, recorded on October 1, 2021, Real Property Records, Denton County, Texas.
- z) Subordinate Declaration of Covenants, Conditions and Restrictions for Harvest Townhomes, Document 2021-196117, recorded on October 25, 2021, Real Property Records, Denton County, Texas.
- aa) Third Amendment to Declaration of Covenants, Conditions, and Restrictions for Harvest Residential Community, Document 2021-223882, recorded on December 9, 2021, Real Property Records, Denton County, Texas.
- bb) Amended and Restated Supplemental Declaration of Covenants, Conditions and Restrictions for Harvest Residential Community, Harvest Phase 12 (SFR), Document 2021-236382, recorded on December 30, 2021, Real Property Records, Denton County, Texas.

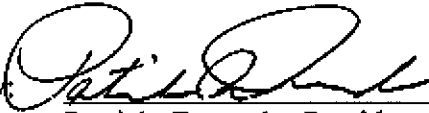
cc) Fourth Amendment to Declaration of Covenants, Conditions, and Restrictions for Harvest Residential Community, Document 2023-8409, recorded on January 27, 2023, Real Property Records, Denton County, Texas.

5. Name and Mailing Address of the Association is: Harvest 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: Harvest 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](mailto:Mgmt-CertificateTX@fsresidential.com).
9. The Association's website is: <https://Harvest.connectresident.com>
10. Fees charged by the Association upon the sale or transfer of Property:

Transfer Fee	\$340.00
Sub-Association Transfer Fee	\$100.00
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
Initial Fee	\$200.00
Reserve Fee	\$200.00
Transfer Fee	0.25% of Purchase Price
Initial Contribution	\$400.00
Common Benefits Fund	.0025% of Home Price (Resale)

Executed on this the 24 day of January 2024.

HARVEST 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 24 day of January 2024 personally appeared Patrick Droesch, President of FirstService Residential Texas, Inc., and Managing Agent of Harvest 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.

  
Notary Public in and for the State of Texas

