PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE FOR

WELLS PARK HOMEOWNERS' ASSOCIATION, INC.

THE STATE OF TEXAS	§
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COUNTIES OF COLLIN	§

The undersigned, being the Managing Agent of Wells Park 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 Wells Park Homeowners' Association, Inc.:

- 1. Name of Subdivision: Wells Park.
- 2. Name of Association: Wells Park Homeowners' Association, Inc.
- 3. Recording Data for the Subdivision:
 - a) Wells Park is an addition to the city of Plano located in Collin County, Texas, according to the maps or plats thereof, recorded in the Map Records of Collin County, Texas, under File Number 20171108010005140 along with any amendments or supplements thereto.
- 4. Recording Data for the Declaration:
 - a) Wells Park is subject to the Declaration of Covenants, Conditions, and Restrictions for Wells Park Homeowners' Association, Inc. which are filed in the real property records in Collin County, Texas as follows:
 - a. Recording Date: 11/07/2017; Filed Document: DCCER; Recording Information: 20171107001488100.
- 5. Name and Mailing Address of the Association is: Wells Park 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: Wells Park 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.

Property Owners Association Management Certificate SDG: FSR-0004

- 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 https://www.fsresidential.com/texas/resale-and-lenderdocuments. Alternatively, you may contact the office for FirstService Residential by email at Mgmt-CertificateTX@fsresidential.com.
- 9. The Association's website is:https://wellspark.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. Working Capital: \$300.00
 - f. HOA Questionnaire (optional): \$250.00
 - g. Loan Estimate Questionnaire (optional): \$100.00

SDG: FSR-0004

Executed on this the 2^{5+} day of May 2024.

WELLS PARK HOMEOWNERS' ASSOCIATION, INC.

By:

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 day of May 2024 personally appeared President of FirstService Residential Texas, Inc., and Managing Wells Park 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

SDG: FSR-0004

Collin County Honorable Stacey Kemp Collin County Clerk

Instrument Number: 2024000065805

eRecording - Real Property

HOMEOWNERS ASSOC DOCS

Recorded On: May 31, 2024 03:44 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: Record and Return To:

Document Number: 2024000065805 CSC

Receipt Number: 20240531000723

Recorded Date/Time: May 31, 2024 03:44 PM

User: Evelyn V

Station: Workstation cck065



STATE OF TEXAS COUNTY OF COLLIN

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 Public Records of Collin County, Texas.

Drace Kimp

Honorable Stacey Kemp Collin County Clerk Collin County, TX