

Denton County
Juli Luke
County Clerk

Instrument Number: 101091

ERecordings-RP

CERTIFICATE

Recorded On: September 18, 2024 03:04 PM

Number of Pages: 4

" Examined and Charged as Follows: "

Total Recording: \$37.00

***** 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: 101091
Receipt Number: 20240918000495
Recorded Date/Time: September 18, 2024 03:04 PM
User: Michael T
Station: Station 34

Record and Return To:

Simplifile



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
THE PRESERVE AT FIELDS RESIDENTIAL ASSOCIATION, INC.

STATE OF TEXAS §
 §
COUNTY OF DENTON §

The undersigned, being the Managing Agent of The Preserve at Fields Residential Association, Inc., a Texas nonprofit corporation ("Association") organized and existing under the laws of the State of Texas, submits the following information pursuant to and in accordance with Section 209.004 of the Texas Property Code, which supersedes any Management Certificates previously filed by the Association:

1. Name of Subdivision: The name of the Subdivision is The Preserve at Fields.
2. Name of Association: The name of the Association is The Preserve at Fields Residential Association, Inc.
3. Recording Data for the Subdivision:

All that certain tract of land situated in the John R. Hague Survey Abstract No. 1714, the John T. Landrum Survey Abstract No. 764 Memphis, the El Paso and Pacific Railroad Company Survey Abstract No. 941, Reuben H. Bates Survey Abstract No. 68, the William E. Bates Survey Abstract No. 90, the Charles L. Smith Survey Abstract No. 1185 and the John R. Hague Survey Abstract No. 406 and being part of a called 267.74 acre tract of land conveyed to them by FHQ Holdings LP, recorded in Document No. 2021-125162 Official Records of Denton County, Texas, and in Instrument No. 20210713001409910, Official Public Records of Collin County, Texas, and being all of a called 0.019 acre tract of land and all of a called 0.033 acre tract of land conveyed to them by FHQ Development Partners LP, recorded in Document No. 2022-153615, Official Public Records of Denton County, Texas.

4. Recording Data for the Declaration*:
Community Charter for The Preserve at Fields Residential Properties recorded on April 17, 2024, as Instrument No. 2024-39963 of the Real Property Records of Denton County, Texas.
5. Name and mailing address of the Association through its Managing Agent is:

The Preserve at Fields Residential Association, Inc.
c/o FirstService Residential Texas, Inc., a Texas corporation,
d/b/a First Service Residential ("FirstService Residential")
14951 North Dallas Parkway, Suite 600
Dallas, Texas 75254
Phone: (214) 871-9700

6. The Contact Information for the Association's Designated Representative: The contact information of the designated representative of the Association is: FirstService Residential Texas, Inc. Address: 14951 North Dallas Parkway, Suite 600, Dallas, Texas 75254. Phone No.: 214.871.9700. Email Address: Mgmt-CertificateTX@fsresidential.com.
7. The Association's Dedicatory Instruments are Available to Members Online at: <https://thepreserveatfieldsresidentialassociation.connectresident.com>
8. The Amount and Description of the Fees and Other Charges by the Association in Connection with a Property Transfer:

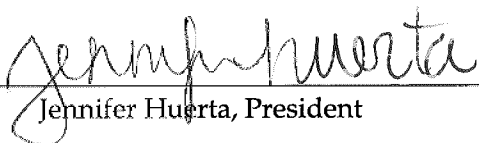
Description	Fee
Ownership Transfer Fee (Individual Sales for Builder to Owner and Owner to Owner)	\$340.00
Builder Transfer Fee	Batch pricing of \$50.00 for groups of 25 units
Resale Disclosure Package (6-10 days; 3-5 days; 1-2 days)	\$375.00; \$450.00; \$500.00
Refinance Certificate Fee (6-10 days; 3-5 days; 1-2 days)	\$150.00; \$225.00; \$275.00
Resale Disclosure Update (within 60 days of original request)	\$75.00
HOA Questionnaire (optional) - Single Family	\$250.00
Loan Estimate Questionnaire (optional) - Single Family	\$100.00
Lifestyle Fee (Applicable to Owner to Owner Sales)	0.5% of the Unit's Gross Sales Price
Working Capital Fee (Applicable to Builder to Owner and Owner to Owner Sales)	1/4 of the Annual Base Assessment per unit

ACKNOWLEDGEMENT

The foregoing is a true and correct copy of the Management Certificate for the association identified above.

THE PRESERVE AT FIELDS RESIDENTIAL ASSOCIATION, INC.
a Texas nonprofit corporation

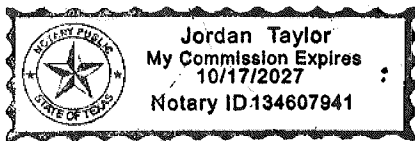
By: **FIRST SERVICE RESIDENTIAL TEXAS, INC.,**
Managing Agent

By: 
Jennifer Huerta, President

*This Management Certificate does not purport to identify every publicly recorded document affecting the Subdivision, or to report every piece of information pertinent to the Subdivision. This Management Certificate should not be relied upon for any purpose other than to provide instruction for identifying and contacting the Association.

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

BEFORE ME, the undersigned notary public, on this 18 day of September, 2024, personally appeared, Jennifer Huerta, President, FirstService Residential on behalf of FirstService Residential Texas, Inc., Managing Agent for The Preserve at Fields Residential Association, Inc., a Texas nonprofit corporation, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purpose and in the capacity therein expressed.



Jordan Taylor
Notary Public in and for the State of Texas