

Owners Association of Patriot Estates, Inc.
Property Owners' Association Management Certificate

As Required by Section 209.004, Texas Property Code

This certificate updates and replaces any previously recorded management certificate for this subdivision, including Documents 2021-9201 and 2020-12829 in Johnson County. This certificate also updates and replaces any previously recorded management certificate for this subdivision in Ellis County, including Instruments 2110464 and 2010890

1. Subdivision information. Owners Association of Patriot Estates is an addition to the city of Venus in Johnson and Ellis Counties, Texas. The plats are recorded in the Plat Records of Johnson County are the following:

- **Phase 1:** Document Nos. 442 through 444, in Plat Cabinets C-92 through C-94, Book/Page PI/00009/372 through PI/00009/374, recorded on March 22nd, 2005.
- **Phase 4:** Document Nos. 633 through 634, in Plat Cabinets C-225 through C-226, Book/Page PI/00009/557 through PI/00009/558, recorded on April 18th, 2006.
- **Phase 5:** Document No. 48, in Plat Cabinet D-235, Book/Page PI/00010/790, recorded on April 30th, 2015.
- **Phase 6A:** Document No 42, in Plat Cabinet D-463, Book/Page PI/00011/154, recorded on March 23rd, 2017.
- **Phase 6B:** Document No 64, in Plat Cabinet D-678, Book/Page PI/00011/459, recorded on April 16th, 2018.
- **Phase 7A:** Document No 148, in Plat Cabinet DRW-K, Book/Page PI/00011/864, recorded on September 16th, 2019. Amended on November 7th, 2019 as Document 187, Book/Page PI/00011/915
- **Phase 7B:** Document No 2020-41, recorded on March 3rd, 2020.

The plats are recorded in the Plat Records of Ellis County are the following:

- **Phase 1:** Instrument 0508451, Volume G, Page 32, recorded on March 22nd, 2005.
- **Phase 2:** Instrument 1516946, Volume I, Page 522, recorded on July 21st, 2015.
- **Phase 6A:** Instrument 1709573, Volume J, Page 018, recorded on April 10th, 2017
- **Phase 7B:** Instrument 2007403, Volume K, Pages 49-51, recorded on March 4th, 2020.

2. Declaration information. Lots in Owners Association of Patriot Estates are subject to Declaration of Covenants, Conditions and Restrictions for Owners Association of Patriot Estates, Inc., recorded on August 14th, 2014 as Instrument No 2014-17417, Real Property Records, Johnson County Texas, and corrected with the following:

Correction: Instrument No 2018-25575, recorded on September 12th, 2018.

The Declaration of Covenants, Conditions and Restrictions is also recorded in Ellis County, as Instrument No. 1417520, Volume 2783, Page 1860, and correction to Declaration of Covenants, Conditions and Restrictions were corrected and recorded as Instrument 0604616, Volume 2196, Page 800.

3. Name of property owner's association. Owners Association of Patriot Estates

4. How to contact the association through its managing agent.

Owners Association of Patriot Estates, Inc.

c/o FirstService Residential Texas, Inc., a Texas Corporation, d/b/a FirstService Residential ("FirstService Residential")

14951 North Dallas Parkway, Suite 600

Dallas, Texas 75254

Phone: 214-871-9700

Website: www.fsresidential.com

Email Address: Mgmt-CertificateTX@fsresidential.com

Community Website: <https://PatriotEstates.connectresident.com>

Resale Disclosure Package: \$375.00

Homeowner Setup/Unit Transfer: \$250.00

5. Purpose. The purpose of the Property Owners' Association Management Certificate is to provide information sufficient for a title company to correctly identify the subdivision and to contact its governing association. 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. No person should rely on this Management Certificate for anything other than instructions for contacting the association in connection with the transfer of title to a home in the subdivision.

Signed this 27 day of August 2021

Owners Association of Patriot Estates, Inc., a
Texas property owners' association

By: Michelle Malegni

Michelle Malegni, Vice President
FirstService Residential Texas, Managing Agent

THE STATE OF TEXAS

COUNTY OF DALLAS

This instrument was acknowledged before me on this 27 day of August 2021 by
Michelle Malegni, on behalf of FirstService Residential, Managing Agent of a Texas property owners'
association, on behalf of said association.

Wendy Randall
Notary Public, State of Texas

AFTER RECORDING, PLEASE RETURN TO:

Owners Association of Patriot Estates, Inc.

c/o FirstService Residential Texas, Inc., a Texas Corporation, d/b/a FirstService Residential ("FirstService Residential")

14951 North Dallas Parkway, Suite 600

Dallas, Texas 75254

