

**Denton County  
Juli Luke  
County Clerk**

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**Instrument Number:** 3210

ERecordings-RP

PROPERTY ASSOC MGMT CERT

Recorded On: January 10, 2024 03:22 PM

Number of Pages: 4

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

Total Recording: \$37.00

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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: 3210  
Receipt Number: 20240110000512  
Recorded Date/Time: January 10, 2024 03:22 PM  
User: Joy R  
Station: Station 19

**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

**AFTER RECORDING, RETURN TO:**  
**Judd A. Austin, Jr.**  
**Henry Oddo Austin & Fletcher, P.C.**  
**1717 Main Street**  
**Suite 4600**  
**Dallas, Texas 75201**

STATE OF TEXAS           §  
                                         §  
COUNTY OF DENTON    §

**PROPERTY OWNERS' ASSOCIATION  
MANAGEMENT CERTIFICATE  
FOR  
2016 PRAIRIE OAKS HOA, INC.**

This PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE ("Certificate") is made on behalf of 2016 PRAIRIE OAKS HOA, INC., a Texas non-profit corporation ("Association").

**WHEREAS**, Ople Prairie Oaks Development, Inc., a Texas corporation, as the Declarant, executed and previously placed of record that certain Declaration of Covenants, Conditions and Restrictions for Prairie Oaks, Additions to The Town of Little Elm and The ETJ of the City of Oak Point, Denton County, Texas, on March 1, 2019, under Instrument No. 2019-21626 of the Official Public Records of Denton County, Texas ("*Declaration*") as supplemented or amended, is incorporated herein for all purposes.

**WHEREAS**, the Association has caused this Certificate to be prepared and filed in accordance with the provisions of the Texas Residential Property Owners Protection Act as provided in Section 209.004 of the Texas Property Code.

**NOW, THEREFORE**, the undersigned hereby certifies as follows on behalf of the Association:

1.     **Name of the Subdivision.** The name of the subdivision which is the subject of the Declaration is Prairie Oaks Phase 1, Phase 1A, Phase 1B, Phase 1C, Phase 2A, and Prairie Oaks South.
2.     **Name and Mailing Address of the Association.** The name of the Association is 2016 Prairie Oaks HOA, Inc., and its mailing address is c/o FirstService Residential, Inc. ("*FirstService Residential*"), 14951 N. Dallas Pkwy, Ste. 600, Dallas, Texas 75254.
3.     **Recording Data for the Subdivision.** The recording data for Prairie Oaks, an addition to the City of Oak Point, Denton County, Texas, is recorded as Instrument No. 2019-40 (Phase 1), Instrument No. 2019-27 (Phase 1A), Instrument No. 2019-258 (Phase 1B), Instrument No. 2019-319 (Phase 1C), and Instrument No. 2021-387 (Phase 2A), and Instrument No. 2022-342 (Prairie Oaks

South) in the Official Public Records of Denton County, Texas, including all amendments, supplements, and replats thereto.

4. **Recording Data for the Declaration.** The recording data for the Declaration was recorded under Instrument No. 2019-21626, along with any and all amendments and supplements recorded in the Official Public Records of Denton County, Texas.

5. **Name and Contact Information for the Association or the Managing Agent of the Association.** The current mailing address for the Association is c/o First Service Residential, 14951 N. Dallas Pkwy, Ste. 600, Dallas, Texas 75254, telephone number is (214) 871-9700, and e-mail address is [mgmt-certificateTX@fsresidential.com](mailto:mgmt-certificateTX@fsresidential.com).

6. **Website.** The Association's website may be found at <https://2016prairieoaks.connectresident.com/>.

7. **Fees Due Upon Property Transfer.** Fees charged relating to a property transfer are:

Type of Property Transfer	Dollar Amount
Transfer Fee	\$340.00
Resale Disclosure Package (6-10 days; 3-5 days; 1-2 days)	\$375.00; \$450.00; \$500.00
Resale Disclosure Update (within 60 days of original request)	\$75.00
Refinance Certificate Fee (6-10 days; 3-5 days; 1-2 days)	\$150.00; \$225.00; \$275.00
HOA Lender Questionnaire (optional) – (Single Family)	\$350.00
Initial Contribution Fund	\$150.00
Reserve Contribution Fund	\$150.00
Loan Estimate Questionnaire (optional) – (Single Family)	\$100.00


8. **Resale Certificates and Other Information.** 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>. The telephone number for FirstService Residential is (214) 871-9700. Alternatively, you may contact the office for FirstService Residential at 14951 N. Dallas Pkwy, Ste. 600, Dallas, Texas 75254 or by e-mail at [Mgmt-CertificateTX@fsresidential.com](mailto:Mgmt-CertificateTX@fsresidential.com).

**IN WITNESS WHEREOF**, the undersigned has caused this Certificate to be executed on behalf of the Association in compliance with Section 209.004 of the Texas Property Code. This Certificate shall serve to take the place of all Management Certificates previously filed on behalf of the Association.

**ASSOCIATION:**

**2016 PRAIRIE OAKS HOA, INC.,  
a Texas non-profit corporation**

By. FirstService Residential, Inc.  
Its: Managing Agent

By:   
Patrick Drosch  
Its: President, Dallas/Fort Worth

STATE OF TEXAS       §  
                                  §  
COUNTY OF DALLAS   §

This instrument was acknowledged before me on the 10 day of January, 2024,  
by Patrick Drosch, President - Dallas/Fort Worth, with FirstService Residential, Inc., the Managing  
Agent of 2016 Prairie Oaks HOA, Inc., a Texas non-profit corporation.

  
Notary Public, State of Texas

