

1. Name of Subdivision: Somerset.
2. Name of Association: Somerset Residential Association, Inc.
3. Recording Data for the Subdivision:
  - a) Somerset is an addition to the city of Dallas located in Collin County, Texas, according to the maps or plats thereof, recorded in the Map Records of Collin County, Texas, under File Number 98-0015954, and 98-0015943 along with any amendments or supplements thereto.
4. Recording Data for the Declaration:
  - a) Somerset is subject to the Declaration of Covenants, Conditions, and Restrictions for Somerset Residential Association, Inc. which are filed in the real property records in Collin County, Texas as follows:
    - a. Recording Date: 12/13/1993; Filed Document: DCCER; Recording Information: 93-0109150.
    - b. Recording Date: 05/12/1998; Filed Document: First Supplement to DCCER; Recording Information: 98-0047733.
    - c. Recording Date: 07/02/2001; Filed Document: First Amendment to DCCER; Recording Information: 2001-0078982
5. Name and Mailing Address of the Association is: Somerset Residential 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: Somerset Residential 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://somerset.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. HOA Questionnaire (optional): \$250.00
  - f. Loan Estimate Questionnaire (optional): \$100.00

Executed on this the 21<sup>st</sup> day of May 2024.

SOMERSET RESIDENTIAL ASSOCIATION,  
INC.

By: Katherine Woodward  
President of FirstService Residential Texas, Inc.

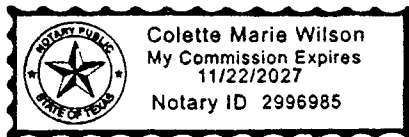
THE STATE OF TEXAS

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ACKNOWLEDGMENT

COUNTY OF DALLAS

BEFORE ME, the undersigned notary public, on this the 21<sup>st</sup> day of May 2024 personally appeared President of FirstService Residential Texas, Inc., and Managing Somerset Residential 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.



[Signature]  
Notary Public in and for the State of Texas

E-RECORDED BY:

**ISG** | SEARS  
BENNETT  
& GERDES, LLP

6548 GREATWOOD PKWY.  
SUGAR LAND, TEXAS 77479

**Collin County  
Honorable Stacey Kemp  
Collin County Clerk**

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**Instrument Number:** 2024000065807

eRecording - Real Property

HOMEOWNERS ASSOC DOCS

Recorded On: May 31, 2024 03:45 PM

Number of Pages: 4

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

Total Recording: \$33.00

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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: 2024000065807

Receipt Number: 20240531000725

Recorded Date/Time: May 31, 2024 03:45 PM

User: Kim D

Station: Workstation cck024

**Record and Return To:**

CSC



**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.**

Honorable Stacey Kemp  
Collin County Clerk  
Collin County, TX