Denton County Juli Luke County Clerk

Instrument Number: 57504

ERecordings-RP

MISCELLANEOUS

Recorded On: May 31, 2024 04:14 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: Record and Return To:

Document Number: 57504

20240531000607

Recorded Date/Time: May 31, 2024 04:14 PM

User: Debra B
Station: Station 40



Receipt Number:

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.

Corporation Service Company

Juli Luke County Clerk Denton County, TX

PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE FOR

CARRINGTON VILLAGE (LEWISVILLE) HOMEOWNERS' ASSOCIATION, INC.

THE STATE OF TEXAS	§
	§
COUNTIES OF DENTON	8

The undersigned, being the Managing Agent of Carrington Village (Lewisville) 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 Carrington Village (Lewisville) Homeowners Association, Inc.:

- 1. Name of Subdivision: Carrington Village.
- 2. Name of Association Carrington Village (Lewisville) Homeowners' Association, Inc.
- 3. Recording Data for the Subdivision:
 - a) Carrington Village is an addition to the city of Lewisville located in Denton County, Texas, according to the maps or plats thereof, recorded in the Map Records of Denton County, Texas, under File Numbers 2007-69144 in Cabinet X, Slide 794, 2008-17434 in Cabinet Y, Slide 200, and 2007-26906 in Cabinet x, Slide 578 along with any amendments or supplements thereto.

4. Recording Data for the Declaration:

- a) Carrington Village is subject to the Declaration of Covenants, Conditions, and Restrictions for Carrington Village (Lewisville) Homeowners' Association, Inc. which are filed in the real property records in Denton County, Texas as follows:
 - a. Recording Date: 07/25/2007; Filed Document: DCCER; Recording Information: 2007-88517.
 - b. Recording Date: 04/09/2012; Filed Document: Supplement to DCCER; Recording Information: 2012-35848.
- 5. Name and Mailing Address of the Association is: Carrington Village (Lewisville) Homeowners' Association, Inc. c/o FirstService Residential Texas, Inc., 14951 North Dallas Pkwy., Suite 600, Dallas, TX 75254.
- Name and Mailing Address of Person Managing the Association or Its Designated Representative is: Carrington Village (Lewisville) Homeowners' Association, Inc. c/o FirstService Residential Texas, Inc., 14951 North Dallas Pkwy., Suite 600, Dallas, TX 75254.

Property Owners Association Management Certificate SDG: FSR-0004

- 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 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://carringtonvillage.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. Homebuyer Contribution: \$150.00
 - f. HOA Questionnaire (optional): \$250.00
 - g. Loan Estimate Questionnaire (optional): \$100.00

Property Owners Association Management Certificate

SDG: FSR-0004

Executed on this the 21 day of May 2024.

CARRINGTON VILLAGE (LEWISVILLE) HOMEOWNERS' ASSOCIATION, INC.

By:

President of FirstService Residential Texas, Inc.

THE STATE OF TEXAS

§

ACKNOWLEDGMENT

COUNTY OF DALLAS

8

BEFORE ME, the undersigned notary public, on this the 21 day of May 2024 personally appeared, President of FirstService Residential Texas. Inc., and Managing Hunters Carrington Village (Lewisville) 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