

**PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE  
FOR  
STEADMAN FARMS HOMEOWNERS ASSOCIATION, INC.**

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THE STATE OF TEXAS                   §  
  §  
COUNTY OF TARRANT               §


The undersigned, being the Managing Agent of Steadman Farms 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 Steadman Farms Homeowners Association, Inc.:

1. Name of Subdivision: Steadman Farms.
2. Name of Association: Steadman Farms Homeowners Association, Inc.
3. Recording Data for the Subdivision:
  - a) Steadman Farms, a subdivision in Tarrant County, Texas, per the plat or map recorded under Instrument No. D214147574 in the Official Public Records of Tarrant County, Texas.
  - b) Steadman Farms, a subdivision in Tarrant County, Texas, per the plat or map recorded under Instrument No. D216078368 in the Official Public Records of Tarrant County, Texas.
4. Recording Data for the Declaration:
  - a) Declaration of Covenants, Conditions and Restrictions for Steadman Farms recorded in the Property Records of Tarrant County, Texas, as Document No. D214126582 on June 17, 2014.
  - b) Covenant of Construction, Fence & Use Restrictions for Steadman Farms recorded in the Property Records of Tarrant County, Texas, as Document No. D214126583 on June 17, 2014.
  - c) First Amendment to Covenant of Construction, Fence & Use Restrictions for Steadman Farms recorded in the Property Records of Tarrant County, Texas, as Document No. D214159284 on July 24, 2014.
  - d) Steadman Farms Amendment of Annexation recorded in the Property Records of Tarrant County, Texas, as Document No. D216072672 on April 8, 2016.
  - e) Second Amendment to Covenant of Construction, Fence & Use Restrictions for Steadman Farms recorded in the Property Records of Tarrant County, Texas, as Document No. D2162191425 on September 20, 2016.

5. Name and Mailing Address of the Association is: Steadman Farms Homeowners 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: Steadman Farms Homeowners 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: [Mgmt-CertificateTX@fsresidential.com](mailto:Mgmt-CertificateTX@fsresidential.com)
9. The Association's website may be found at: <https://SteadmanFarms.connectresident.com>
10. Fees charged by the Association upon the sale or transfer of Property:
  - a. Resale Certificate: \$375.00 or more not to exceed the maximum allowable rate.
  - b. Rush Fee for Resale Certificate:
    - i. 1-2 days: \$125.00.
    - ii. 3-5 days: \$75.00.
  - c. Updated Certificate: after 30 days of issuance of the original \$75.00.
  - d. Transfer Fee: \$340.00.
  - e. Welcome Packet Fee: \$26.50.
  - f. Refinance Fee: \$150.00.
  - g. Rush Fee for Refinance:
    - i. 1-2 days: \$125.00.
    - ii. 3-5 days: \$75.00.
  - h. Lender Questionnaire (optional): \$350.00.
  - i. Copy of Governing Documents (optional): \$345.00.
  - j. Reserve Contribution: 50% of the annual assessment.

Executed on this the 10<sup>th</sup> day of January 2024.

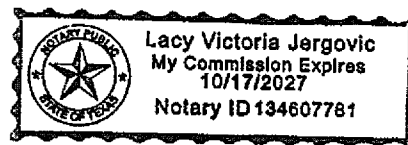
STEADMAN FARMS HOMEOWNERS  
ASSOCIATION, INC.

By:   
Patrick Driesch, President of FirstService  
Residential Texas, Inc.

THE STATE OF TEXAS       §  
    §       ACKNOWLEDGMENT  
 COUNTY OF DALLAS       §

BEFORE ME, the undersigned notary public, on this the 10 day of January 2024 personally appeared Patrick Drosch, President of FirstService Residential Texas, Inc., and Managing Agent of Steadman Farms 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.

Lacy Jergovic  
 Notary Public in and for the State of Texas



E-RECORDED BY:

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

6548 GREATWOOD PKWY.  
 SUGAR LAND, TEXAS 77479