

**Denton County
Juli Luke
County Clerk**

Instrument Number: 57507

ERecordings-RP

PROPERTY ASSOC MGMT CERT

Recorded On: May 31, 2024 04:18 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:

Document Number: 57507

Receipt Number: 20240531000618

Recorded Date/Time: May 31, 2024 04:18 PM

User: Calinda B

Station: Station 20

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

THE STATE OF TEXAS §
COUNTIES OF DENTON §

1. Name of Subdivision: Adkisson Ranch.
2. Name of Association: Adkisson Ranch Homeowners Association, Inc.
3. Recording Data for the Subdivision:
 - a) Adkisson Ranch is an addition to the city of Shady Shores located in Denton County, Texas, according to the maps or plats thereof, recorded in the Map Records of Denton County, Texas, under File Number 2019-175 along with any amendments or supplements thereto.
4. Recording Data for the Declaration:
 - a) Adkisson Ranch is subject to the Declaration of Covenants, Conditions, and Restrictions for Adkisson Ranch Homeowners Association, Inc. which are filed in the real property records in Denton County, Texas as follows:
 - a. Recording Date: 04/16/2019; Filed Document: DCCER; Recording Information: 2019-40401.
5. Name and Mailing Address of the Association is: Adkisson Ranch 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: Adkisson Ranch 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: 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.
9. The Association's website is:<https://adkissonranch.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. Working Capital: \$200.00
 - f. HOA Questionnaire (optional): \$250.00
 - g. Loan Estimate Questionnaire (optional): \$100.00

Executed on this the 21st day of May 2024.

ADKISSON RANCH HOMEOWNERS
ASSOCIATION, INC.

By: Kate M Ward
President of FirstService Residential Texas, Inc.

THE STATE OF TEXAS

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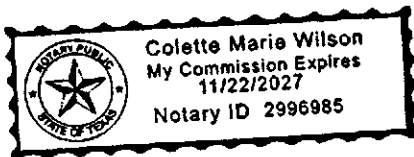
ACKNOWLEDGMENT

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COUNTY OF DALLAS

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BEFORE ME, the undersigned notary public, on this the 21st day of May 2024 personally appeared President of FirstService Residential Texas, Inc., and Managing Adkisson Ranch 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.



[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