



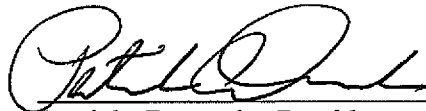
10. Fees charged by the Association upon the sale or transfer of Property:

- 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. Working Capital Fee: \$250.00.
- k. Working Capital Fee for sale from Developer to Builder: \$500.00.

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

LAKE BREEZE ESTATES HOMEOWNERS  
ASSOCIATION, INC.

By:



Patrick Droesch, President of FirstService  
Residential Texas, Inc.

THE STATE OF TEXAS

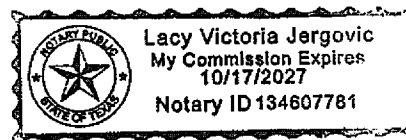
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## ACKNOWLEDGMENT

COUNTY OF DALLAS

BEFORE ME, the undersigned notary public, on this the 10 day of January 2024 personally appeared Patrick Droesch, President of FirstService Residential Texas, Inc., and Managing Agent of Lake Breeze Estates 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 Victoria Jergovic  
Notary Public in and for the State of Texas

E-RECORDED BY:

**BSG** | 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:** 2024000005037

eRecording - Real Property

HOMEOWNERS ASSOC DOCS

Recorded On: January 16, 2024 10:04 AM

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: 2024000005037  
Receipt Number: 20240116000493  
Recorded Date/Time: January 16, 2024 10:04 AM  
User: Suzanne S  
Station: Station 9

**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