

**North Country Club Estates Homeowners Association, Inc.**

**(d/b/a as CCE Homeowners Association, Inc.)**

**Property Owners' Association Management Certificate**

As Required by Section 209.004, Texas Property Code

This certificate updates and replaces any previously recorded management certificate for this subdivision, including Documents 202100001158 and 202000161939.

**1. Subdivision information.** North Country Club Estates Homeowners Association, Inc. (also d/b/a CCE Homeowners Association), is an addition to the city of Garland in Dallas County, Texas. The plats are recorded in the Plat Records of Dallas County, Texas as:

**Plat 1:** Recorded as Document No. 201900014308, on January 16<sup>th</sup>, 2019

**2. Declaration information.** North Country Club Estates Homeowners Association are subject to the Declaration of Covenants, Conditions and Restrictions for North Country Club Estates Homeowners Association, Inc., recorded on September 24<sup>th</sup>, 2018 as Document No. 201800256507, Real Property Records, Dallas County Texas as amended, supplemented and/or refiled from time to time as:

- Amended and Restated Declaration of Covenants, Conditions and Restrictions: Document 20190118000062740, recorded on January 17<sup>th</sup>, 2019.

**3. Name of property owner's association.** North Country Club Estates Homeowners Association, Inc.

**4. How to contact the association through its managing agent:**

**North Country Club Estates Homeowners Association, Inc.**

c/o FirstService Residential Texas, Inc., a Texas Corporation, d/b/a FirstService Residential ("FirstService Residential")

14951 North Dallas Parkway, Suite 600

Dallas, Texas 75254

Phone: 214-871-9700

Website: [www.fsresidential.com](http://www.fsresidential.com)

Email Address: [Mgmt-CertificateTX@fsresidential.com](mailto:Mgmt-CertificateTX@fsresidential.com)

Community Website: <https://CountryClubEstates.connectresident.com>

Resale Disclosure Package: \$375.00

Homeowner Setup/Unit Transfer: \$295.00

**5. Purpose.** The purpose of the Property Owners' Association Management Certificate is to provide information sufficient for a title company to correctly identify the subdivision and to contact its governing association. This Management Certificate does not purport to identify every publicly recorded document affecting the subdivision, or to report every piece of information pertinent to the subdivision. No person should rely on this Management Certificate for anything other than instructions for contacting the association in connection with the transfer of title to a home in the subdivision.

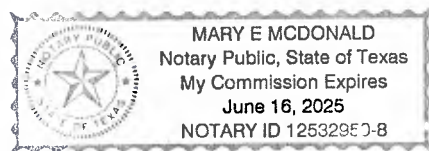
Signed this 21 day of Dec 2022

North Country Club Estates Homeowners Association,  
Inc, a Texas property owners' association

By: [Signature]  
Lisa Cunningham, Senior Vice President  
FirstService Residential Texas, Managing Agent

THE STATE OF TEXAS  
COUNTY OF DALLAS

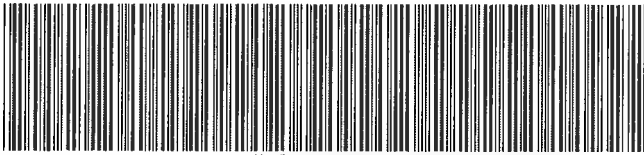
This instrument was acknowledged before me on this 21 day of Dec 2022 by  
Lisa Cunningham, on behalf of FirstService Residential, Managing Agent of a Texas property owners'  
association, on behalf of said association.



[Signature]  
Notary Public, State of Texas

**AFTER RECORDING, PLEASE RETURN TO:**

North Country Club Estates Homeowners Association, Inc.  
c/o FirstService Residential Texas, Inc., a Texas Corporation, d/b/a FirstService Residential  
("FirstService Residential")  
14951 North Dallas Parkway, Suite 600  
Dallas, Texas 75254



\*VG-364-2023-202300003627\*

Dallas County  
John F. Warren  
Dallas County Clerk

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**Instrument Number:** 202300003627

Real Property Recordings

Recorded On: January 06, 2023 10:29 AM

Number of Pages: 3

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

Total Recording: \$30.00

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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: 202300003627  
Receipt Number: 20230106000264  
Recorded Date/Time: January 06, 2023 10:29 AM  
User: Hilga R  
Station: CC15

**Record and Return To:**

FIRSTSERVICE RESIDENTIAL TEXAS, INC.  
14951 N DALLAS PKY STE 600  
  
DALLAS TX 75254



**STATE OF TEXAS**

**Dallas County**

**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 Dallas County, Texas**

John F. Warren  
Dallas County Clerk  
Dallas County, TX