

**Denton County
Juli Luke
County Clerk**

Instrument Number: 121718

ERecordings-RP

NOTICE

Recorded On: November 14, 2023 09:22 AM

Number of Pages: 4

" Examined and Charged as Follows: "

Total Recording: \$38.00

******* 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: 121718
Receipt Number: 20231114000100
Recorded Date/Time: November 14, 2023 09:22 AM
User: Sarah N
Station: Station 35

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:** Shahan Lakeview.
2. **Name of Association:** Shahan Lakeview Community Association, Inc.
3. **Recording Data for the Subdivision:**
 - a) Lots 1 through 16, Block A; Lots 1 through Block B; Lots 1 through 37, Block C; Lots 1 through 29, Block D; Lots 1 through 16, Block 9, F; Lots 1 through 23, Block G; Lots 1 through 24, Block H; Lots 1 through 8, Block J; Lots 1 through 20, Block K; Lots 1 through 19, Block L and Lots 1 through 10, Block M, Shahan Lakeview Addition, Phase 1, a subdivision according to the map or plat recorded in Document No. 2007-20827 of the Official Plat Records of Denton County, Texas.
 - b) Lots 30 through 55, Block D; Lots 1 through 34, Block E; Lots 9 through 33, Block J; Lots 21 through 35, Block K; Lots 11 through 20, Block M; Lots 1 through 7, Block P; Lots 1 through 39, Block R; Lots 1 through 8, Block S; and Lots 1 through 27, Block T, Shahan Lakeview Addition, Phase 2, a subdivision according to the map or plat recorded as Document No. 2019-378 of the Official Plat Records of Denton County, Texas.
4. **Recording Data for the Declaration:**
 - a) Declaration of Covenants, Conditions and Restrictions for Shahan Lakeview, filed October 23, 2017, under Document No. 2017-130612 in the Official Public Records of Denton County, Texas.
 - b) Notice of Addition of Land to Declaration of Covenants, Conditions and Restrictions for Shahan Lakeview, filed October 24, 2019, under Document No. 2019-135047 in the Official Public Records of Denton County, Texas.
 - c) Shahan Lakeview - Adoption of Working Capital Assessment, filed October 25, 2017, under Document No. 2017-131457 in the Official Public Records of Denton County, Texas.

5. Name and Mailing Address of the Association is: Shahan Lakeview Community 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: Shahan Lakeview Community 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
9. The Association's website may be found at: <https://ShahanLakeview.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. Working Capital Fee: \$500.00

Executed on this the 31st day of October 2023.

SHAHAN LAKEVIEW COMMUNITY
ASSOCIATION, INC.

By 
Patrick Droesch, President of FirstService
Residential Texas, Inc.

THE STATE OF TEXAS

§

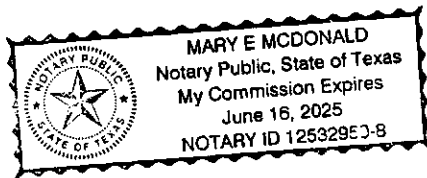
ACKNOWLEDGMENT

§

COUNTY OF DALLAS

§

BEFORE ME, the undersigned notary public, on this the 31st day of October 2023 personally appeared Patrick Droesch, President of FirstService Residential Texas, Inc., and Managing Agent of Shahan Lakeview Community 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.



Mary McDonald
Notary Public in and for the State of Texas