

THE STATE OF TEXAS §
COUNTY OF TARRANT §


1. Name of Subdivision: Urban Trails.
2. Name of Association: Urban Trails Townhome Community
3. Recording Data for the Subdivision:
 - a) Urban Trails Townhome Community is an addition to the city of North Richland Hills in Tarrant County, Texas. The plats are recorded in the Plat Records of Tarrant County, Texas as Plat 1: Document D220059844, recorded on March 12th, 2020.
4. Recording Data for the Declaration:
 - a) Declaration for Urban Trails Townhome Community, recorded in the Real Property Records, Tarrant County, Texas, under D220115087, on May 20, 2020.
5. Name and Mailing Address of the Association is: Urban Trails Townhome Community 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: Urban Trails Townhome Community 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://UrbanTrails.connectresident.com>

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

Transfer Fee	\$340.00
Resale Disclosure Package (6-10 days; 3-5 days; 1-2 days)	\$375; \$450; \$500
Resale Disclosure Update (within 60 days of original request)	\$75.00
Refinance Certificate Fee (6-10 days; 3-5 days; 1-2 days)	\$150; \$225; \$275
HOA Questionnaire (optional) – (Single Family)	\$250.00
Loan Estimate Questionnaire (optional) – (Single Family)	\$100.00
Custom Lender Form Mortgage Questionnaire – (Condominiums)	\$350.00
Uniform Condo Questionnaire (6-10 days; 3-5 days; 1-2 days)	\$220; \$275; \$325
Working Capital Fee	\$500.00
Developer to Builder Fee	\$50.00 per 25 lots

Executed on this the 24 day of January 2024.

URBAN TRAILS TOWNHOME COMMUNITY

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

THE STATE OF TEXAS

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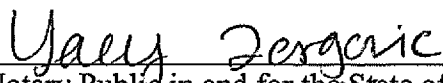
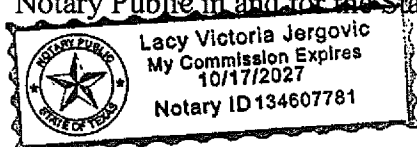
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ACKNOWLEDGMENT

COUNTY OF DALLAS

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BEFORE ME, the undersigned notary public, on this the 24 day of January 2024, personally appeared Patrick Droesch, President of FirstService Residential Texas, Inc., and Managing Agent of Urban Trails Townhome Community 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.


 Notary Public in and for the State of Texas

 Lacy Victoria Jergovic
 My Commission Expires
 10/17/2027
 Notary ID 134607781