

**Denton County
Juli Luke
County Clerk**

Instrument Number: 10681

ERecordings-RP

MISCELLANEOUS

Recorded On: February 01, 2024 01:10 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: 10681
Receipt Number: 20240201000330
Recorded Date/Time: February 01, 2024 01:10 PM
User: Arie G
Station: Station 24

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

**PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE
FOR
HARVEST TOWNHOME COMMUNITY ASSOCIATION, INC.**

THE STATE OF TEXAS §
 §
COUNTY OF DENTON §

The undersigned, being the Managing Agent of Harvest Townhome Community Association, Inc., a non-profit corporation organized and existing under the laws of the State of Texas, submits the following information pursuant to Section 209.004 of the Texas Property Code which supersedes any prior Management Certificate filed by Harvest Townhome Community Association, Inc.:

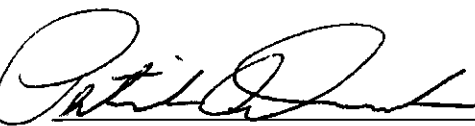
1. Name of Subdivision: Harvest Townhomes.
2. Name of Association: Harvest Townhome Community Association, Inc.
3. Recording Data for the Subdivision: The Maps or Plats are recorded in the Official Records, Denton County, Texas, as:
 - a) Townhomes Phase 1: Plat Document No 2020-357 on September 29, 2020.
 - i. Amended as Document No 2021-22 on January 14, 2021.
 - b) Townhomes Phase 2: Plat Document No 2022-384 on September 21, 2022.
4. Recording Data for the Declaration:
 - a) Restrictions for Harvest Residential Community recorded on May 22, 2013, as Document 2013-61275, Real Property Records, Denton County, Texas.
 - b) Correction Declaration of Covenants, Conditions and Restrictions for Harvest Residential Community, Document 2013-64277, Real Property Records, Denton County, Texas, recorded on May 29, 2013.
 - c) First Amendment to Declaration of Covenants, Conditions and Restrictions for Harvest Residential Community, Document 2013-100021, Real Property Records, Denton County, Texas, recorded on August 12, 2013.
 - d) Second Amendment to Declaration of Covenants, Conditions and Restrictions for Harvest Residential Community, Document 2015-48625, recorded on May 7, 2015, Real Property Records, Denton County, Texas.
 - e) Supplemental Declaration of Covenants, Conditions and Restrictions for Harvest Residential Community, Townhomes at Harvest Phase 1, LLC, Document 2020-175531, recorded on October 30, 2020, Real Property Records, Denton County, Texas.
 - f) Subordinate Declaration of Covenants, Conditions and Restrictions for Harvest Townhomes, Document 2021-196117, recorded on October 25, 2021, Real Property Records, Denton County, Texas.
 - g) Fourth Amendment to Declaration of Covenants, Conditions, and Restrictions for Harvest Residential Community, Document 2023-8409, recorded on January 27, 2023, Real Property Records, Denton County, Texas.

5. Name and Mailing Address of the Association is: Harvest Townhome 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: Harvest Townhome 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: 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:
10. Fees charged by the Association upon the sale or transfer of Property:

Transfer Fee	\$340.00
Sub-Association Transfer Fee	\$100.00
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
Transfer Fee	0.25% of Purchase Price
Initial Contribution	\$400.00
Common Benefits Fund	.0025% of Home Price (Resale)

Executed on this the 24 day of January 2024.

HARVEST TOWNHOME COMMUNITY
ASSOCIATION, INC.

By 
Patrick Driesch, 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 24 day of January 2024 personally appeared Patrick Droesch, President of FirstService Residential Texas, Inc., and Managing Agent of Harvest Townhome 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.

Lacy Jergovic
Notary Public in and for the State of Texas

