

**Denton County  
Juli Luke  
County Clerk**

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**Instrument Number:** 33710

ERecordings-RP

NOTICE

Recorded On: April 02, 2024 11:17 AM

Number of Pages: 3

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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: 33710  
Receipt Number: 20240401000562  
Recorded Date/Time: April 02, 2024 11:17 AM  
User: John C  
Station: Station 25

**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  
THE VIEW RESIDENTIAL CONDOMINIUM ASSOCIATION, INC.**

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THE STATE OF TEXAS           §  
  §  
COUNTIES OF DENTON       §

The undersigned, being an Officer of The View Residential Condominium Association, Inc., a non-profit corporation organized and existing under the laws of the State of Texas, submits the following information pursuant to Section 82.116 of the Texas Property Code which supersedes any prior Management Certificate filed by the Association:

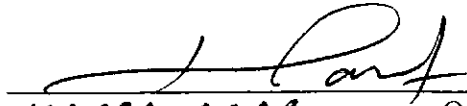
1. Name of Condominium: The View Residential Condominium.
2. Name of Association: The View Residential Condominium Association, Inc.
3. Location of the Condominium:
  - a. The View Residential Condominium, 2700 Old Denton Rd., Carrollton, TX 75007.
4. Recording Data for the Condominium Declaration:
  - a. Residential Condominium Declaration for The View Residential Condominium recorded on December 30, 2021, under Document No. 2353040 in the Official Public Records of Denton, County, Texas
5. Name and Mailing Address of the Association is: The View Residential Condominium 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: The View Residential Condominium 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](mailto:Mgmt-CertificateTX@fsresidential.com).
9. The Association's website is: <https://TheViewResidential.connectresident.com>

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

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/Reserves Contribution	Equal to 2 months' dues

Executed on this the 25<sup>th</sup> day of March 2024.

The View Residential Condominium Association, Inc.,  
a Texas non-profit corporation

By:   
HABIB ARAB, Officer

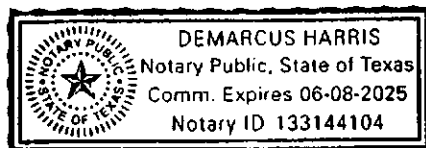
THE STATE OF TEXAS

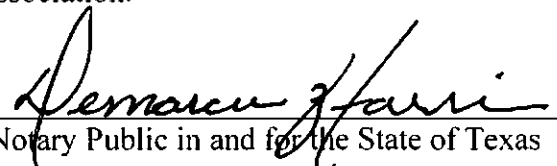
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ACKNOWLEDGMENT

COUNTY OF \_\_\_\_\_

BEFORE ME, the undersigned notary public, on this the 25<sup>th</sup> day of March 2024 personally appeared Habib Arab, Officer of The View Residential Condominium 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.



  
Notary Public in and for the State of Texas