

**PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE  
FOR  
IRVING BORDEAUX VILLAS HOMEOWNERS ASSOCIATION, INC.**

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THE STATE OF TEXAS           §  
  §  
COUNTIES OF DALLAS       §

The undersigned, being an Officer of Irving Bordeaux Villas Homeowners 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: Bordeaux Villas.
2. Name of Association: Irving Bordeaux Villas Homeowners Association, Inc.
3. Recording Data for the Subdivision:
  - a. Bordeaux Villas is an addition to the city of Irving, Dallas County, Texas, according to map or plat thereof recorded in Volume 23504, Page 2006, of Plat Map Records of Dallas County, Texas: Document 200600023504, recorded on January 20, 2006.
4. Recording Data for the Condominium Declaration:
  - a. Units in Bordeaux Villas are subject to the Condominium Declaration for Bordeaux Villas Condominiums, recorded on October 8, 2007, as Document No. 20070361425, Real Property Records, Dallas County, Texas as amended or supplemented from time to time.
5. Name and Mailing Address of the Association is: Irving Bordeaux Villas Homeowners 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: Irving Bordeaux Villas Homeowners 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://irvingbordeauxvillas.connectresident.com>

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

- a. Resale Disclosure Package: \$375.00
  - i. 1-2 days: \$500.00.
  - ii. 3-5 days: \$450.00.
- b. Resale Disclosure Update: \$75.00
- c. Transfer Fee: \$340.00.
- d. Refinance Certificate Fee: \$150.00.
  - i. 1-2 days: \$275.00.
  - ii. 3-5 days: \$225.00.
- e. Working Capital: \$95.00
- f. Custom Lender Form Mortgage Questionnaire: \$350.00
- g. Uniform Condo Questionnaire: \$220.00
  - i. 1-2 days: \$325.00.
  - ii. 3-5 days: \$275.00.

Executed on this the 21<sup>st</sup> day of May 2024.

IRVING BORDEAUX VILLAS HOMEOWNERS  
ASSOCIATION, INC.

By: Katie M. Ward  
President of FirstService Residential Texas, Inc.  
Katie M. Ward

THE STATE OF TEXAS

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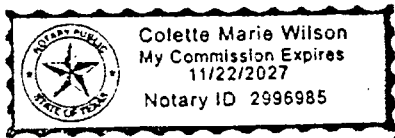
ACKNOWLEDGMENT

COUNTY OF DALLAS

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BEFORE ME, the undersigned notary public, on this the 21<sup>st</sup> day of May 2024 personally appeared President\* of FirstService Residential Texas, Inc., and Managing Irving Bordeaux Villas Homeowners 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. \*Katie M. Ward



[Signature]  
Notary Public in and for the State of Texas

E-RECORDED BY:

**IS** | SEARS  
BENNETT  
& GERDES, LLP

6548 GREATWOOD PKWY.  
SUGAR LAND, TEXAS 77479

**Dallas County  
John F. Warren  
Dallas County Clerk**

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**Instrument Number:** 202400112101

eRecording - Real Property

**Recorded On:** June 04, 2024 03:47 PM

**Number of Pages:** 4

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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:** 202400112101  
**Receipt Number:** 20240604000204  
**Recorded Date/Time:** June 04, 2024 03:47 PM  
**User:** Pamela G  
**Station:** CC149

**Record and Return To:**

CSC Global



**STATE OF TEXAS  
COUNTY OF DALLAS**

**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