

Denton County  
Juli Luke  
County Clerk

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Instrument Number: 93665

ERecordings-RP

MISCELLANEOUS

Recorded On: June 27, 2022 09:00 AM

Number of Pages: 4

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" Examined and Charged as Follows: "

Total Recording: \$38.00

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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: 93665  
Receipt Number: 20220627000104  
Recorded Date/Time: June 27, 2022 09:00 AM  
User: Kraig T  
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

**AFTER RECORDING, RETURN TO:**  
**Judd A. Austin, Jr.**  
**Henry Oddo Austin & Fletcher, P.C.**  
**1700 Pacific Avenue**  
**Suite 2700**  
**Dallas, Texas 75201**

STATE OF TEXAS           §  
  §  
COUNTY OF DENTON       §

**PROPERTY OWNERS' ASSOCIATION  
MANAGEMENT CERTIFICATE  
FOR  
FIRESIDE PARK HOMEOWNERS ASSOCIATION**

This PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE ("*Certificate*") is made on behalf of FIRESIDE PARK HOMEOWNERS ASSOCIATION, a Texas non-profit corporation ("*Association*").

**WITNESSETH:**

**WHEREAS**, SCM Fireside, LLC, a Texas limited liability company, as Declarant, previously placed of record that certain Declaration of Covenants, Conditions and Restrictions for Fireside Park, recorded under Instrument No. 2019-87832 in the Official Public Records of Denton County, Texas ("*Declaration*"), including any amendments thereof or supplements thereto, all are incorporated herein.

**WHEREAS**, the Association has caused this Certificate to be prepared and filed in accordance with the provisions of the Texas Residential Property Owners Protection Act as provided in Section 209.004 of the Texas Property Code.

**NOW, THEREFORE**, the undersigned hereby certifies as follows on behalf of the Association:

1.     **Name of the Subdivision**. The name of the subdivision which is the subject of the Declaration is Fireside Addition, Phase 1.
  
2.     **Name and Mailing Address of the Association**. The name of the Association is Fireside Park Homeowners Association, and its mailing address is c/o Secure Association Management ("*Secure*"), P.O. Box 51555, Denton, Texas 76206.
  
3.     **Recording Data for the Subdivision**. The recording data for the subdivision is recorded under Instrument No. 2018-473, as amended or revised and including any replats thereof, in the Map/Plat Records or Official Public Records of Denton County, Texas.

3. **Recording Data for the Subdivision.** The recording data for the Final Plat of Flanigan Hill Addition, an Addition to the City of Keller, Tarrant County, Texas, according to the Plat recorded in Cabinet A, Slide 6892 of the Plat Records of Tarrant County, Texas, including replats and supplements, thereto.

4. **Recording Data for the Declaration.** The Declaration is recorded as Instrument No. D203133606, and any amendments thereof or supplements thereto are recorded in the Official Public Records of Tarrant County, Texas.

5. **Name and Contact Information for the Managing Agent of the Association.** The current name and mailing address for the Association is c/o Secure Association Management, P. O. Box 51555, Denton, Texas 76206, and telephone (940) 497-7328.

6. **Website:** The Association's website may be found at [www.FiresideParkHOA.com](http://www.FiresideParkHOA.com).

7. **Fees Due Upon Property Transfer.** Fees charged relating to a property transfer are: (i) up to \$375.00 as resale certificate fee; (ii) fees for resale certificate update: (a) 1-14 days from issuance - no charge (b) 14-45 days from issuance - \$50.00; (c) 45-90 days from issuance - \$75.00; (iii) rush fees: (a) 1 business day - \$125.00; (b) 3 business days - \$75.00; (c) 5 business days - \$50.00; (iv) 3 day shipping fee - \$45.00; (v) up to \$275.00 transfer fee following foreclosure; (vi) up to \$150.00 inspection fee; and (vi) up to \$100 acquisition fee.

8. **Resale Certificates:** Resale Certificates may be requested by contacting the Association c/o Secure Association Management via <http://www.secure-mgmt.com/> or e-mail at [resale@secure-mgmt.com](mailto:resale@secure-mgmt.com). The phone number for Secure Association Management is (940) 497-7328.

IN WITNESS WHEREOF, the undersigned has caused this Certificate to be executed on behalf of the Association in compliance with Section 209.004 of the Texas Property Code.

**ASSOCIATION:**

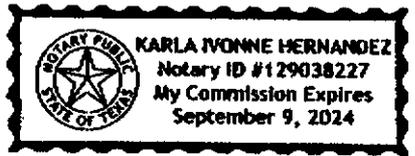
**FIRESIDE PARK  
HOMEOWNERS ASSOCIATION**  
a Texas non-profit corporation

By: Secure Association Management  
Its: Managing Agent

By:   
John MacKenzie, Community Manager

STATE OF TEXAS           §  
   §  
COUNTY OF DENTON       §

This instrument was acknowledged before me on the 23<sup>rd</sup> day of May, 2022,  
by John MacKenzie, Community Manager with Secure Association Management, the Managing  
Agent of Fireside Park Homeowners Association, a Texas non-profit corporation.



*Karla A Hernandez*  
Notary Public, State of Texas