D223203652 11/14/2023 09:15 AM Page: 1 of 2 Fee: \$23.00 Submitter: Sears, Bennett & Gerdes, LLP Electronically Recorded by Tarrant County Clerk in Official Public Records Course Nicholand

## PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE FOR MOCKINGBIRD COMMUNITY ASSOCIATION, INC.

MARY LOUISE NICHOLSON COUNTY CLERK

THE STATE OF TEXAS § 8 **COUNTY OF TARRANT** 

The undersigned, being the Managing Agent of Mockingbird 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 Mockingbird Community Association, Inc.:

- 1. Name of Subdivision: Mockingbird Estates..
- 2. Name of Association: Mockingbird Community Association, Inc.
- 3. Recording Data for the Subdivision:
  - a) Mockingbird Estates, an addition in Tarrant County, Texas, per the plat recorded under Instrument Number D223102993 of the Deed Records of Tarrant County, Texas.
- 4. Recording Data for the Declaration:
  - a) Community Declaration for Mockingbird Estates recorded on December 29, 2021, as Document No. D221377282 in the Official Public Records of Tarrant County, Texas.
  - b) Amendment to the Community Declaration for Mockingbird Estates recorded on June 30, 2023, as Document No. D223115449 in the Official Public Records of Tarrant County, Texas.
  - c) Second amendment to the Community Declaration for Mockingbird Estates recorded on October 4, 2023, as Document No. D223179543 in the Official Public Records of Tarrant County, Texas.
- 5. Name and Mailing Address of the Association is: Mockingbird 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: Mockingbird 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: Mgmt-CertificateTX@fsresidential.com

SDG: FSR-0001

- 9. The Association's website may be found at: <a href="https://MockingbirdCommunity.connectresident.com">https://MockingbirdCommunity.connectresident.com</a>
- 10. Fees charged by the Association upon the sale or transfer of Property:
  - a. Resale Certificate: \$375.00 or more not to exceed the maximum allowable rate.
  - b. Rush Fee for Resale Certificate:
    - i. 1-2 days. \$125.00.
    - ii. 3-5 days: \$75.00.
  - c. Updated Certificate. after 30 days of issuance of the original \$75.00.
  - d. Transfer Fee: \$340.00.
  - e. Welcome Packet Fee: \$26.50.
  - f. Refinance Fee: \$150.00.
  - g. Rush Fee for Refinance:
    - i. 1-2 days: \$125.00.
    - ii. 3-5 days: \$75.00.
  - h. Lender Questionnaire (optional): \$350.00.
  - i. Copy of Governing Documents (optional): \$345.00.
  - j. Capital Contribution Fee: 30% of the current annual assessment.

Executed on this the 31st day of October 2023.

MOCKINGBIRD COMMUNITY ASSOCIATION,

INC.

By/

Patrick Droesch, President of FirstService

Residential Texas, Inc.

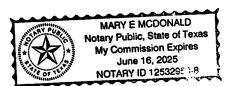
THE STATE OF TEXAS

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**ACKNOWLEDGMENT** 

COUNTY OF DALLAS

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