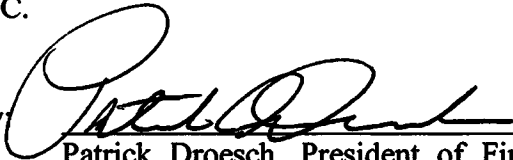


9. The Association's website may be found at:
<https://MockingbirdCommunity.connectresident.com>
10. Fees charged by the Association upon the sale or transfer of Property:
- a. Resale Certificate: \$375.00 or more not to exceed the maximum allowable rate.
 - b. Rush Fee for Resale Certificate:
 - i. 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.

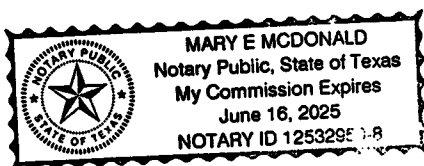
THE STATE OF TEXAS

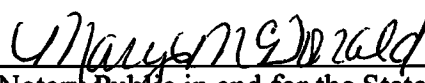
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ACKNOWLEDGMENT

COUNTY OF DALLAS

BEFORE ME, the undersigned notary public, on this the 31st day of October 2023 personally appeared Patrick Droesch, President of FirstService Residential Texas, Inc., and Managing Agent of Mockingbird 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.




 Notary Public in and for the State of Texas