

Denton County
Juli Luke
County Clerk

Instrument Number: 34217

ERecordings-RP

PROPERTY ASSOC MGMT CERT

Recorded On: April 02, 2024 03:02 PM

Number of Pages: 4

" Examined and Charged as Follows: "

Total Recording: \$37.00

***** 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: 34217
Receipt Number: 20240402000383
Recorded Date/Time: April 02, 2024 03:02 PM
User: Calinda B
Station: Station 20

Record and Return To:

Simplifile



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
BROOKSIDE AT FIELDS RESIDENTIAL ASSOCIATION, INC.

STATE OF TEXAS §
 §
COUNTY OF DENTON §

The undersigned, being the Managing Agent of Brookside at Fields Residential Association, Inc., a Texas nonprofit corporation ("Association") organized and existing under the laws of the State of Texas, submits the following information pursuant to and in accordance with Section 209.004 of the Texas Property Code, which supersedes any Management Certificates previously filed by the Association:

1. Name of Subdivision: The name of the Subdivision is Brookside at Fields.
2. Name of Association: The name of the Association is Brookside at Fields Residential Association, Inc.
3. Recording Data for the Subdivision:

All that certain real property and improvements thereon being a tract of land situated in the W.H. Bates Survey, Abstract No. 83, William E. Bates Survey, Abstract No. 90 and the Memphis, El Paso and Pacific Railroad Company Survey, Abstract No. 941, City of Frisco, Denton County, Texas, and being part of the remainder of Tract 3, a called 1,722.364 acre tract of land described in Special Warranty Deed to FHQ Holdings, LP, recorded as Instrument No. 2018-93106 of the Official Public Records of Denton County, Texas.

4. Recording Data for the Declaration*:
 - a. Community Charter for Fields Residential Properties, recorded on July 21, 2021, as Instrument No. 131823 in the Official Records of Denton County, Texas;
 - b. Supplement to the Community Charter for Fields Residential Properties (Brookside Supplemental Design Guidelines), recorded on July 23, 2021, as Document No. 133028 in the Real Property Records of Denton County, Texas;
 - c. Amended and Restated Community Charter for Brookside at Fields Residential Properties, recorded on September 29, 2022, as Document No. 139823 in the Official Records of Denton County, Texas;
 - d. Amendment to Supplement to the Community Charter for Brookside at Fields Residential Properties (Supplemental Design Guidelines), recorded on November 17, 2022, as Document No. 159557 in the Real Property Records of Denton County, Texas;

- e. Supplement to Community Charter for Brookside at Fields Residential Properties (Brookside North), recorded on December 6, 2022, as Document No. 166067 in the Official Records of Denton County, Texas;
 - f. Amendment to Amended and Restated Community Charter for Brookside at Fields Residential Properties, recorded on January 27, 2023, as Document No. 8467, in the Real Property Records of Denton County, Texas; and
 - g. Second Amendment to the Amended and Restated Community Charter for Brookside at Fields Residential Properties, recorded on September 25, 2023, as Document No. 103148 in the Official Records of Denton County, Texas.
5. Name and mailing address of the Association through its Managing Agent is:
 Brookside at Fields Residential Association, Inc.
 c/o FirstService Residential Texas, Inc., a Texas corporation,
 d/b/a First Service Residential ("FirstService Residential")
 14951 North Dallas Parkway, Suite 600
 Dallas, Texas 75254
 Phone: 214.871.9700
6. The Contact Information for the Association's Designated Representative: The contact information of the designated representative of the Association is: FirstService Residential Texas, Inc. Address: 14951 North Dallas Parkway, Suite 600, Dallas, Texas 75254. Phone No.: 214.871.9700. Email Address: Mgmt-CertificateTX@fsresidential.com.
7. The Association's Dedicatory Instruments are Available to Members Online at:
<https://brooksideatfieldsresidential.connectresident.com>
8. The Amount and Description of the Fees and Other Charges by the Association in Connection with a Property Transfer:

Description	Fee
Ownership Transfer Fee	\$340.00
Resale Disclosure Package (6-10 days; 3-5 days; 1-2 days)	\$375.00; \$450.00; \$500.00
Resale Disclosure Update (within 60 days of original request)	\$75.00
Refinance Certificate Fee (6-10 days; 3-5 days; 1-2 days)	\$150.00; \$225.00; \$275.00
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)	\$220.00; \$275.00; \$325.00
Welcome Packet Fee	\$26.50
Copy of Governing Documents	\$345.00
Working Capital Contribution	25% of annual assessment
Lifestyle Fee (Applicable to Sales from Developer to Builder or Builder to Owner)	.5% of the Sales Price of the Residence and Lot

ACKNOWLEDGEMENT

The foregoing is a true and correct copy of the Management Certificate for the association identified above.

BROOKSIDE AT FIELDS RESIDENTIAL ASSOCIATION, INC.,
a Texas nonprofit corporation

By: **FIRST SERVICE RESIDENTIAL TEXAS, INC.,**
Managing Agent

By: 
Patrick Droesch, President

*This Management Certificate does not purport to identify every publicly recorded document affecting the Subdivision, or to report every piece of information pertinent to the Subdivision. This Management Certificate should not be relied upon for any purpose other than to provide instruction for identifying and contacting the Association.

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

BEFORE ME, the undersigned notary public, on this 28 day of March, 2024, personally appeared Patrick Droesch, President, FirstService Residential on behalf of FirstService Residential Texas, Inc., Managing Agent for Brookside at Fields Residential Association, Inc., a Texas nonprofit corporation, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and in the capacity therein expressed.


Notary Public in and for the State of Texas

