

Denton County  
Juli Luke  
County Clerk

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Instrument Number: 2248

ERecordings-RP

PROPERTY ASSOC MGMT CERT

Recorded On: January 08, 2024 02:39 PM

Number of Pages: 3

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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: 2248  
Receipt Number: 20240108000522  
Recorded Date/Time: January 08, 2024 02:39 PM  
User: Joy R  
Station: Station 19

**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

**PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE  
FOR  
PEARSON FARMS COMMUNITY ASSOCIATION, INC.**

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THE STATE OF TEXAS                   §  
  §  
COUNTY OF DENTON                   §

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

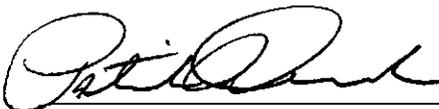
1. Name of Subdivision: Pearson Farms.
2. Name of Association: Pearson Farms Community Association, Inc.
3. Recording Data for the Subdivision:
  - a) Pearson Farms is an addition to the city of Frisco in Denton County, Texas. The plats are recorded in the Plat Records of Denton County, Texas as:
    - Phase 1A – Document No. 2004-19030, Volume 5388, Page 4179
    - Phase 1B - Document No. 2004-19030, Volume 5388, Page 4179
    - Phase 1 C - Document No. 2004-19030, Volume 5388, Page 4179
    - Phase 2 - Document No. 2004-0134039
4. Recording Data for the Declaration:
  - a) Declaration of Covenants, Conditions and Restrictions for Pearson Farms, recorded on November 1, 2005, as Document No. 2005-135966, Real Property Records, Denton County Texas
5. Name and Mailing Address of the Association is: Pearson Farms 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: Pearson Farms 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: 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 may be found at: <https://pearsonfarms.connectresident.com>
10. Fees charged by the Association upon the sale or transfer of Property:

Transfer Fee	\$340.00
Resale Disclosure Package (6-10 days; 3-5 days; 1-2 days)	\$375; \$450; \$500
Resale Disclosure Update (within 60 days of original request)	\$75.00
Refinance Certificate Fee (6-10 days; 3-5 days; 1-2 days)	\$150; \$225; \$275
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; \$275; \$325
Acquisition Fee	\$100.00

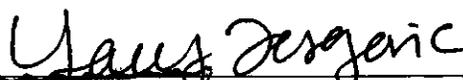
Executed on this the 8 day of January 2024.

PEARSON FARMS COMMUNITY ASSOCIATION, INC.

By:   
 Patrick Droesch, President of FirstService Residential Texas, Inc.

THE STATE OF TEXAS           §  
   §       ACKNOWLEDGMENT  
 COUNTY OF DALLAS           §

BEFORE ME, the undersigned notary public, on this the 8 day of January 2024 personally appeared Patrick Droesch, President of FirstService Residential Texas, Inc., and Managing Agent of Pearson Farms 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.

  
 Lacy Notary Jerome, Notary Public in and for the State of Texas  
 My Commission Expires 10/17/2027  
 Notary ID 134607781