

**PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE
FOR
SOMERSET MANSFIELD HOMEOWNER'S ASSOCIATION**

THE STATE OF TEXAS §
 §
COUNTIES OF ELLIS §

The undersigned, being the Managing Agent of Somerset Mansfield Homeowners Association, 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 Somerset Mansfield Homeowners Association:


1. Name of Subdivision: Somerset Mansfield.
2. Name of Association: Somerset Mansfield Homeowners Association.
3. Recording Data for the Subdivision:
 - a) Somerset Mansfield is an addition to the city of Mansfield located in Ellis County, Texas, according to the maps or plats thereof, recorded in the Map Records of Ellis County, Texas, under File Number 1711085 along with any amendments or supplements thereto.
 - b) Somerset Mansfield is also an addition to the city of Mansfield located in Johnson County, Texas, according to the maps or plats thereof, recorded in the Map Records of Johnson County, Texas, under File Numbers 2020-34381, 759671500002, 2017-22554, and 2017-27399 along with any amendments or supplements thereto.
4. Recording Data for the Declaration:
 - a) Somerset Mansfield is subject to the Declaration of Covenants, Conditions and Restrictions for Somerset Mansfield Homeowners Association which filed in the real property records of Ellis County, Texas as amended or supplemented follows:
 - a. Recording Date: 09/13/2017; Filed Document: DCCER; Recording Information: 1726153.
 - b. Recording Date: 03/10/2020; Filed Document: 1st Amendment to DCCER; Recording Information: 2007959.
 - c. Recording Date: 04/15/2020; Filed Document: 2nd Amendment to DCCER; Recording Information: 2012039.
 - d. Recording Date: 11/19/2021; Filed Document: 3rd Amendment to DCCER; Recording Information: 2151187.

FILED FOR RECORD - ELLIS COUNTY, TEXAS
INST NO. 2414811 FILING DATE/TIME: May 14, 2024 at 10:41 AM

- b) Somerset Mansfield is also subject to the Declaration of Covenants, Conditions and Restrictions for Somerset Mansfield Homeowners Association which filed in the real property records of Johnson County, Texas as amended or supplemented follows:
 - a. Recording Date: 09/12/2017; Filed Document: DCCER; Recording Information: 2017-22554.
 - b. Recording Date: 03/05/2020; Filed Document: 1st Amendment to DCCER; Recording Information: 2020-6374.
 - c. Recording Date: 04/09/2020; Filed Document: 2nd Amendment to DCCER; Recording Information: 2020-9919.
 - d. Recording Date: 11/19/2021; Filed Document: 3rd Amendment to DCCER; Recording Information: 2021-44018.
- 5. Name and Mailing Address of the Association is Somerset Mansfield Homeowners Association 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: Somerset Mansfield Homeowners Association 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.
- 9. The Association's website is:<https://somersestmansfield.connectresident.com>
- 10. Fees charged by the Association upon the sale or transfer of Property:
 - a. Resale Disclosure Package: \$375.00
 - i. 1-2 days: \$500.00.
 - ii. 3-5 days: \$450.00.
 - b. Resale Disclosure Update: \$75.00
 - c. Transfer Fee: \$340.00.
 - d. Refinance Certificate Fee: \$150.00.
 - i. 1-2 days: \$275.00.
 - ii. 3-5 days: \$225.00.
 - e. HOA Questionnaire (optional): \$250.00
 - f. Loan Estimate Questionnaire (optional): \$100.00

Executed on this the 8 day of May 2024.

SOMERSET MANSFIELD HOMEOWNERS
ASSOCIATION

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

FILED FOR RECORD - ELLIS COUNTY, TEXAS
INST NO. 2414811 on May 14, 2024 at 10:41 AM

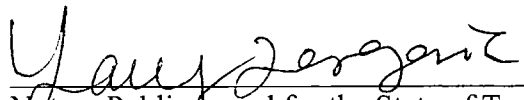
THE STATE OF TEXAS

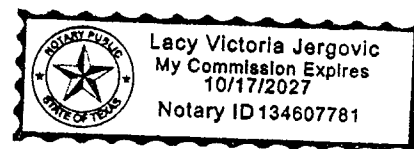
§
§
§

ACKNOWLEDGMENT

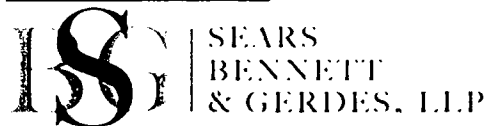
COUNTY OF DALLAS

BEFORE ME, the undersigned notary public, on this the 8 day of May 2024 personally appeared Patrick Droesch, President of FirstService Residential Texas, Inc., and Managing Somerset Mansfield Homeowners Association 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



E-RECORDED BY:



6548 GREATWOOD PKWY.
SUGAR LAND, TEXAS 77479

STATE OF TEXAS COUNTY OF ELLIS
I hereby certify this instrument was filed on the date
and time stamped hereon and was duly recorded in
the records of Ellis County, Texas as stamped hereon.
COUNTY CLERK, ELLIS COUNTY, TEXAS



