

**PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE  
FOR  
THE SUNRISE AT GARDEN VALLEY HOMEOWNERS ASSOCIATION, INC.**

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THE STATE OF TEXAS                   §  
   §  
COUNTIES OF ELLIS                 §

The undersigned, being the Managing Agent of The Sunrise at Garden Valley Homeowners 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 The Sunrise at Garden Valley Homeowners Association, Inc.:

1. Name of Subdivision: The Sunrise at Garden Valley.
2. Name of Association: The Sunrise at Garden Valley Homeowners Association, Inc.
3. Recording Data for the Subdivision:
  - a) Sunrise at Garden Valley Phase 1, plat recorded under Document No. 2147531, plat records of Ellis County, Texas.
  - b) Sunrise at Garden Valley Phase 2, plat recorded under Document No. 2147524, plat records of Ellis County, Texas.
4. Recording Data for the Declaration:
  - a) The Sunrise at Garden Valley, Master Declaration of Covenants, Conditions and Restrictions recorded in the Property Records of Ellis County, Texas, as Document No. 2147499 on October 27, 2021.
5. Name and Mailing Address of the Association is: The Sunrise at Garden Valley Homeowners 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: The Sunrise at Garden Valley Homeowners 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](mailto:Mgmt-CertificateTX@fsresidential.com)

FILED FOR RECORD - ELLIS COUNTY, TEXAS  
INST NO. 2333781 FILING DATE/TIME: November 14, 2023 at 9:37 AM

9. The Association's website may be found at:  
<https://Thesunriseatgardenvalley.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. Working Capital Fee: \$1,000.00
  - k. Reserve Contribution Fee: \$150.00.

Executed on this the 31st day of October 2023.

THE SUNRISE AT GARDEN VALLEY  
HOMEOWNERS ASSOCIATION, INC.

By: 

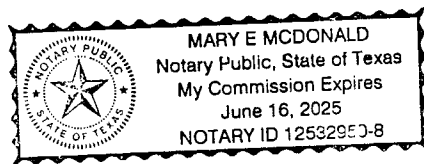
Patrick Droesch, President of FirstService  
Residential Texas, Inc.

THE STATE OF TEXAS  
COUNTY OF DALLAS

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ACKNOWLEDGMENT

BEFORE ME, the undersigned notary public, on this the 31st day of October 2023 personally appeared Patrick Drosch, President of FirstService Residential Texas, Inc., and Managing Agent of The Sunrise at Garden Valley Homeowners 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.



Mary McDonald  
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



Hugo Valdez