

**PROPERTY OWNERS' ASSOCIATION  
MANAGEMENT CERTIFICATE  
for  
REGENT PARK HOMEOWNERS ASSOCIATION, INC.**

STATE OF TEXAS                   §  
   §  
COUNTY OF KENDALL         §

The undersigned, being the Managing Agent of Regent Park Homeowners Association, Inc., a 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 Regent Park.
2. Name of Association: The name of the Association is Regent Park Homeowners Association, Inc.
3. Recording Data for the Subdivision Plats:
  - a. Regent Park Unit 1, Phase 2 recorded in Volume 8, Pages 119-120 as Document No. 2016-300134, on March 4, 2016, in the Deed and Plat Records of Kendall County.
  - b. Regent Park Unit 1, Phase 1 recorded in Volume 8, Pages 241-243 as Document No. 2017-308298, on January 10, 2017, in the Deed and Plat Records of Kendall County.
  - c. Regent Park Unit 1, Phase 3 recorded in Volume 8, Pages 269-272 as Document No. 2017-309376, on February 17, 2017, in the Deed and Plat Records of Kendall County.
  - d. Regent Park Unit 1, Phase 4 recorded in Volume 9, Pages 36-37 as Document No. 2018-319351, on March 2, 2018, in the Deed and Plat Records of Kendall County.
  - e. Regent Park Unit 1, Phase 5 recorded in Volume 9, Pages 38-40 as Document No. 2018-319353, on March 2, 2018, in the Deed and Plat Records of Kendall County.
  - f. Regent Park Unit 1, Phase 5A recorded in Volume 9, Pages 41-43 as Document No. 2018-319449, on March 7, 2018, in the Deed and Plat Records of Kendall County.
  - g. Regent Park Unit 1, Phase 1A recorded in Volume 9, Pages 262 as Document No. 2019-331257, on May 31, 2019, in the Deed and Plat Records of Kendall County.
  - h. Regent Park Unit 3 recorded in Volume 9, Pages 282-283 as Document No. 2019-332833, on July 19, 2019, in the Deed and Plat Records of Kendall County, Texas.

- i. Regent Park Unit 2 recorded in Volume 9, Pages 370-371 as Document No. 2020-338401, on January 27, 2020, in the Deed and Plat Records of Kendall County, Texas.
- j. Regent Park Unit 4 recorded as Document No. 2022-369804, on May 4, 2022, in the Deed and Plat Records of Kendall County, Texas.

4. Recording Data for the Subdivision:

- a. Declaration of Covenants, Conditions and Restrictions for Regent Park recorded in Volume 1511, Page 1048-1084 in the Official Public Records of Real Property in Kendall County, Texas.
- b. First Supplemental Declaration for Regent Park recorded in Volume 1568, Page 155-158 in the Official Public Records of Real Property in Kendall County.
- c. Second Supplemental Declaration for Regent Park recorded in Volume 1589, Page 1146-1149 in the Official Public Records of Real Property in Kendall County.
- d. Third Supplemental Declaration for Regent Park recorded in Volume 1590, Page 1-4 in the Official Public Records of Real Property in Kendall County.
- e. Fourth Supplemental Declaration for Regent Park recorded in Volume 1624, Page 621-624 in the Official Public Records of Real Property in Kendall County.
- f. Fifth Supplemental Declaration for Regent Park recorded in Volume 1624, Page 625-628 in the Official Public Records of Real Property in Kendall County.
- g. Sixth Supplemental Declaration for Regent Park recorded in Volume 1707, Page 84-87 in the Official Public Records of Real Property in Kendall County.
- h. Seventh Supplemental Declaration for Regent Park recorded in Volume 1739, Page 763-766 in the Official Public Records of Real Property in Kendall County.
- i. Eighth Supplemental Declaration for Regent Park recorded as Document No. 2022-369876 in the Official Public Records of Real Property in Kendall County.
- j. Ninth Supplemental Declaration for Regent Park recorded as Document No. 2023-378439 in the Official Public Records of Real Property in Kendall County.
- k. Tenth Supplemental Declaration for Regent Park recorded as Document No. 2023-381836 in the Official Public Records of Real Property in Kendall County.
- l. Eleventh Supplemental Declaration for Regent Park recorded as Document 2023-383771 in the Official Public Records of Real Property in Kendall County.
- m. Twelfth Supplemental Declaration for Regent Park recorded as Document 2024-389704 in the Official Public Records of Real Property in Kendall County.

5. Name and mailing address of the Association: The name and mailing address of the Association is Regent Park Homeowners Association, Inc., c/o FirstService Residential, 3424 Paesanos Parkway, Suite 100, Shavano Park, Texas 78231.
6. The Contact Information for the Association's Managing Agent: The name and contact information for the Managing Agent of the Association is Regent Park Homeowners Association, Inc., c/o FirstService Residential, 3424 Paesanos Parkway, Suite 100, Shavano Park, Texas 78231 Phone Number: 214-871-9700 Email Address: Mgmt-CertificateTX@fsresidential.com.
7. The Association's Dedicatory Instruments are Available to Members Online at: <https://RegentParkHOA.connectresident.com>.
8. The Amount and Description of the Fees and Other Charges by the Association in Connection with a Property Transfer:

<b>Description</b>	<b>Fee</b>
Transfer Fee	\$350
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
Refinance Certificate Fee (6-10 days; 3-5 days; 1-2 days)	\$150; \$200; \$250
Custom Lender Form Mortgage Questionnaire (Condominiums)	\$350
Uniform Condo Questionnaire (6-10 days; 3-5 days; 1-2 days)	\$300; \$375; \$425
HOA Questionnaire (optional) - (Single Family)	\$250
Loan Estimate Questionnaire (optional) - (Single Family)	\$100
Working Capital	\$500

### ACKNOWLEDGEMENT

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

REGENT PARK HOMEOWNERS ASSOCIATION, INC.  
a Texas nonprofit corporation

By: FirstService Residential, its Managing Agent

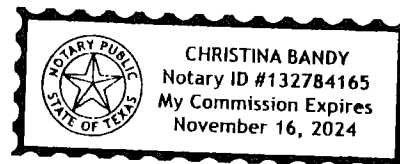
By: Kristie Rose Zapp  
Name: Kristie Rose Zapp

\*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 BEXAR           §

BEFORE ME, the undersigned notary public, on this 13 day of NOVEMBER, 2024, personally appeared Kristie Rose-Zapp, Managing Agent for Regent Park Homeowners 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.

[Signature]  
Notary Public in and for the State of Texas



**Kendall County  
Denise Maxwell  
Kendall County  
Clerk**

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**Instrument Number:** 394093

eRecording - Real Property

CERTIFICATE

Recorded On: November 21, 2024 01:13 PM

Number of Pages: 5

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**" Examined and Charged as Follows: "**

Total Recording: \$37.00

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\*\*\*\*\* THIS PAGE IS PART OF THE INSTRUMENT \*\*\*\*\*

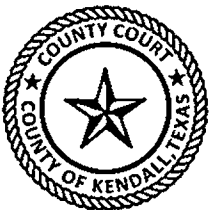
Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY  
because of color or race is invalid and unenforceable under federal law.

**File Information:**

Document Number: 394093  
Receipt Number: 20241121000020  
Recorded Date/Time: November 21, 2024 01:13 PM  
User: Paula P  
Station: cclerk06

**Record and Return To:**

Simplifile  
5072 North 300 West  
  
PROVO UT



**STATE OF TEXAS  
COUNTY OF**

**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 Kendall County, Texas.**

Denise Maxwell  
Kendall County Clerk  
Kendall County, TX

*Denise Maxwell*