

(To be recorded in the Real Property Records of Collin County, Texas)

**ENCLAVE OF BRECKINRIDGE HOMEOWNERS ASSOCIATION, INC.
PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE**

As required by Section 209.004, Texas Property Code

This certificate updates and replaces any previously recorded management certificate for this subdivision, such as instruments recorded as Document Nos. 2023000001860, 20201130002138760, 20140121000058630, and 20060501000573670.

1. **Subdivision information.** Enclave of Breckinridge is an addition to the city of Richardson in Collin County, Texas. The plats are recorded in the Plat Records of Collin County, Texas as:
 - Volume 4595, Page 568
2. **Declaration information.** Lots in Enclave of Breckinridge are subject to Declaration of Covenants, Conditions and Restrictions for Enclave of Breckinridge, recorded on February 5, 2001, in volume 04857, Page 01033 as Document No. 2001-0016537, Real Property Records of Collin County Texas.
3. **Dedictory instruments.** Lots in Enclave of Breckinridge are subject to the following dedicatory instruments:
 - Collection Policy, recorded on December 15, 2023, as Document No. 2023000142409 of the Official Public Records of Collin County, Texas.
 - Amended and Restated Fining Policy, recorded on December 15, 2023, as Document No. 2023000142408 of the Official Public Records of Collin County, Texas.
4. **Name of property owners' association:** Enclave of Breckinridge Homeowners Association, Inc.
5. **How to contact the association through its managing agent:**

Enclave of Breckinridge Homeowners Association, Inc.
c/o FirstService Residential Texas, Inc., a Texas Corporation, d/b/a FirstService Residential ("FirstService Residential")
14951 North Dallas Parkway, Suite 600
Dallas, Texas 75254
Phone: 214-871-9700
Website: www.fsresidential.com
Email Address: Mgmt-CertificateTX@fsresidential.com
Community Website: <https://EnclaveofBreckinridge.connectresident.com>

6. **Fees charged by the association relating to a property transfer in the subdivision:**

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
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

7. **Purpose.** The purpose of the Property Owners' Association Management Certificate is to provide information sufficient for a title company to correctly identify the subdivision and to contact its governing association. 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. No person should rely on this Management Certificate for anything other than instructions for contacting the association in connection with the transfer of title to a home in the subdivision.

Signed this 8 day of January 2024.

Enclave of Breckinridge Homeowners
Association, Inc., a Texas nonprofit corporation

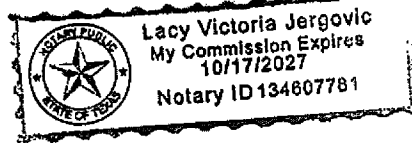
By: *Patrick Driesch*
Name: PATRICK DRIESCH
Title: PRESIDENT, ENV

FirstService Residential Texas, Managing Agent

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

This instrument was acknowledged before me on this 8 day of January, 2024, by Patrick Driesch of FirstService Residential, Managing Agent of Enclave of Breckinridge Homeowners Association, Inc., a Texas nonprofit corporation, on behalf of said association.

Lacy Victoria Jergovic
Notary, State of Texas



**Collin County
Honorable Stacey Kemp
Collin County Clerk**

Instrument Number: 2024000002805

eRecording - Real Property

HOMEOWNERS ASSOC DOCS

Recorded On: January 08, 2024 03:52 PM

Number of Pages: 3

" Examined and Charged as Follows: "

Total Recording: \$29.00

***** 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: 2024000002805
Receipt Number: 20240108000671
Recorded Date/Time: January 08, 2024 03:52 PM
User: Kim D
Station: Workstation cck024

Record and Return To:

CSC



**STATE OF TEXAS
COUNTY OF COLLIN**

**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 Public Records of Collin County, Texas.**

Honorable Stacey Kemp
Collin County Clerk
Collin County, TX

