

THE STATE OF TEXAS                   §  
COUNTIES OF COLLIN                 §

1. Name of Subdivision: Eldorado Heights.
2. Name of Association: Eldorado Heights Homeowners Association, Inc.
3. Recording Data for the Subdivision:
  - a) Eldorado Heights is an addition to the city of McKinney located in Collin County, Texas, according to the maps or plats thereof, recorded in the Map Records of Collin County, Texas, under File Numbers 19000101333004035, 19950201000078330, 19951214000935780, 19950224000128990, 19950224000129000, 19960223000144500, 19960215000124220, 19961008000875030, 19950630000446590, 19960423000328450, and 19970801000623890 along with any amendments or supplements thereto.
4. Recording Data for the Declaration:
  - a) Eldorado Heights is subject to the Declaration of Covenants, Conditions, and Restrictions for Eldorado Heights Homeowners Association, Inc. which are filed in the real property records in Collin County, Texas as follows:
    - a. Filed Document: Declaration of Covenants, Conditions and Restrictions; Filed Date: April 25, 1994; Recording Information: 19940425000394590.
    - b. Filed Document: First Amendment to the Declaration of Covenants, Conditions and Restrictions; Filed Date: November 22, 1994; Recording Information: 19941122001041560.
    - c. Filed Document: Second Amendment to the Declaration of Covenants, Conditions and Restrictions; Filed Date: November 23, 1994; Recording Information: 19941123001044330.
    - d. Filed Document: Third Amendment to the Declaration of Covenants, Conditions and Restrictions; Filed Date: August 13, 1996; Recording Information: 19960813000690520.

- e. Filed Document: Third Amendment (Name Correction) Declaration of Covenants, Conditions and Restrictions; Filed Date: March 14, 1997; Recording Information: 19970314000198230.
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5. Name and Mailing Address of the Association is: Eldorado Heights 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: Eldorado Heights 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: 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 is: [https:// eldoradoheights.connectresident.com](https://eldoradoheights.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 (Within 60 days of Original Request): \$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. Developer to Builder Fee: \$340.00.
    - f. HOA Questionnaire (optional): \$250.00.
    - g. Loan Estimate Questionnaire (optional): \$100.00.
    - h. Working Capital (Resales H to H): \$125.00.

Executed on this the 1<sup>st</sup> day of October 2024.

ELDORADO HEIGHTS HOMEOWNERS  
ASSOCIATION, INC.

By: Jennifer Huerta  
Jennifer Huerta, Market President of FirstService  
Residential Dallas Fort Worth, LLC

THE STATE OF TEXAS

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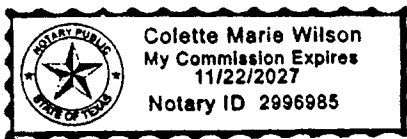
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COUNTY OF DALLAS

ACKNOWLEDGMENT

BEFORE ME, the undersigned notary public, on this the 1<sup>st</sup> day of October 2024 personally appeared, President of FirstService Residential Texas, Inc., and Managing Eldorado Heights 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.



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

E-RECORDED BY:

**ISG** | SEARS  
BENNETT  
& GERDES, LLP

6548 GREATWOOD PKWY.  
SUGAR LAND, TEXAS 77479

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

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**Instrument Number:** 2024000126454

eRecording - Real Property

HOMEOWNERS ASSOC DOCS

Recorded On: October 15, 2024 08:12 AM

Number of Pages: 4

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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: 2024000126454  
Receipt Number: 20241015000005  
Recorded Date/Time: October 15, 2024 08:12 AM  
User: Suzanne S  
Station: Station 9

**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

