

Denton County  
Juli Luke  
County Clerk

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Instrument Number: 2483

ERecordings-RP

CERTIFICATE

Recorded On: January 09, 2024 10:17 AM

Number of Pages: 4

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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: 2483  
Receipt Number: 20240109000162  
Recorded Date/Time: January 09, 2024 10:17 AM  
User: Debbie D  
Station: Station 23

**Record and Return To:**

Simplifile



STATE OF TEXAS  
COUNTY OF DENTON

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 Denton County, Texas.

Juli Luke  
County Clerk  
Denton County, TX

**.PROPERTY OWNERS ASSOCIATION  
MANAGEMENT CERTIFICATE  
FOR  
VILLAGES OF GREENWAY PARK**

STATE OF TEXAS                   §  
  §       **KNOW ALL MEN BY THESE PRESENTS:**  
COUNTY OF DENTON           §

Pursuant to the provisions of Section 209.004 of the Texas Property Code, the undersigned property owners' association hereby records this Property Owners Association Management Certificate for **Villages of Greenway Park Homeowners' Association, Inc.**

1.     The name of the subdivision is Villages of Greenway Park.
2.     The name of the association is Villages of Greenway Park Homeowners' Association, Inc.
3.     The recording data for the subdivision is as follows:

<u>Subdivision</u>	<u>Recording Data</u>
Greenway Park	Final Plat filed on or about November 7, 1997 in Cabinet O, Page 30-31, Denton County Plat Records
Meadow Green Park	Final Plat filed on or about November 7, 19997, in Cabinet O, Pages 34-35, Denton County Plat Records
Park Vista Estates	Final Plat filed on or about November 7, 19997, in Cabinet O, Pages 32-33, Denton County Plat Records
The Greens on Greenway Park	Final Plat filed on or about October 20, 1999, in Cabinet O, Page 393, Denton County Plat Records

4.     The recording data for the declaration and any amendments to the declaration is as follows:

Declaration of Covenants, Conditions and Restrictions for Villages of Greenway Park recorded on or about December 31, 1997, as Document No. 97-R0091239 of the Real Property Records of Denton County, Texas.

Declaration of Annexation recorded on or about June 16, 1999, at Volume 4361, Page 00030 *et seq.*, Document No. 99-R0060974 of the Real Property Records of Denton County, Texas.

5. The name and mailing address of the association:

Villages of Greenway Park Homeowners' Association, Inc.  
c/o FirstService Residential  
14951 North Dallas Parkway, Suite 600  
Dallas, Texas 75254

6. The name, mailing address, telephone number, and e-mail address of the managing agent managing the association or the association's designated representative is as follows:

Leslie Arteaga, Community Manager  
FirstService Residential  
14951 North Dallas Parkway, Suite 600  
Dallas, Texas 75254  
Telephone: 214-871-9700  
Customer Care: 877-378-2388  
Email: [leslie.arteaga@fsresidential.com](mailto:leslie.arteaga@fsresidential.com)  
[dallas.support@fsresidential.com](mailto:dallas.support@fsresidential.com)

7. The website address of Internet website on which the association's dedicatory instruments are available in accordance with Section 207.006 is:

<https://villagesofgreenwaypark.connectresident.com/>

8. The amount and description of a fee or fees charged by the association relating to a property transfer in the subdivision is as follows:

Transfer Fee	\$340.00
Resale Disclosure Package	
6-10 days	\$375.00
3-5 days	\$450.00
1-2 days	\$500.00
Resale Disclosure Update (within 60 days of original request)	\$75.00
Refinance Certificate Fee	
6-10 days	\$150.00
3-5 days	\$225.00
1-2 days	\$275.00
HOA Questionnaire (optional) (Single Family)	\$250.00
Loan Estimate Questionnaire (Optional) (Single Family)	\$100.00

Customer Lender Form Mortgage  
Questionnaire (Condominiums) \$350.00

Uniform Condominium  
Questionnaire  
6-10 days \$220.00  
3-5 days \$275.00  
1-2 days \$325.00

9. Other information the association considers appropriate:

IN WITNESS WHEREOF, this Property Owners Association Management Certificate is  
hereby executed by its duly authorized agent on this 8<sup>th</sup> day of ~~December, 2023~~ January 2024

Villages of Greenway Park Homeowners' Association, Inc.,  
a Texas non-profit corporation

By: [Signature]

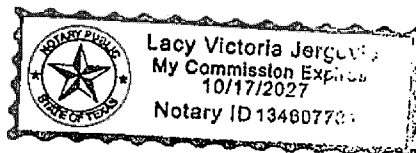
Printed Name: PATRICK DROESCH

Title: PRESIDENT

**ACKNOWLEDGMENT**

STATE OF TEXAS §  
COUNTY OF DENTON §

This instrument was acknowledged before me on the 8 day of January 2024, by  
The Villages of Greenway Park Homeowners' Association, Inc., a Texas non-profit corporation,  
on behalf of said non-profit corporation.



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

My Commission Expires: 10/17/2027

I:\ManagementCertificates\2023 VillagesGreenwayPark