

**Denton County
Juli Luke
County Clerk**

Instrument Number: 28874

ERecordings-RP

MISCELLANEOUS

Recorded On: March 20, 2024 02:21 PM

Number of Pages: 4

" Examined and Charged as Follows: "

Total Recording: \$37.00

******* 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: 28874
Receipt Number: 20240320000465
Recorded Date/Time: March 20, 2024 02:21 PM
User: Denise W
Station: Station 18

Record and Return To:

Corporation Service Company



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

AFTER RECORDING, RETURN TO:
Judd A. Austin, Jr.
Henry Oddo Austin & Fletcher, P.C.
1717 Main Street
Suite 4600
Dallas, Texas 75201

STATE OF TEXAS §
 §
COUNTY OF DENTON §

**PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE
FOR
ROANOKE FAIRWAY RANCH RESIDENTIAL ASSOCIATION, INC.**

This PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE ("*Certificate*") is made on behalf of ROANOKE FAIRWAY RANCH RESIDENTIAL ASSOCIATION, INC., a Texas non-profit corporation ("*Association*").

WHEREAS, Wilbow-Fairway Ranch Development Corporation, as the Declarant, executed and previously placed of record that certain Declaration of Covenants, Conditions and Restrictions for Fairway Ranch, Roanoke, Texas on July 16, 2013, under Instrument No. 2013-87391 of the Official Public Records of Denton County, Texas ("*Declaration*") as supplemented or amended, is incorporated herein for all purposes.

WHEREAS, the Association has caused this Certificate to be prepared and filed in accordance with the provisions of the Texas Residential Property Owners Protection Act as provided in Section 209.004 of the Texas Property Code.

NOW, THEREFORE, the undersigned hereby certifies as follows on behalf of the Association:

1. **Name of the Subdivision.** The name of the subdivision which is the subject of the Declaration is Fairway Ranch – Phase 1, Phase 2, Phase 3A, Phase 3B, and Phase 4.
2. **Name and Mailing Address of the Association.** The name of the Association is Roanoke Fairway Ranch Residential Association, Inc. and its mailing address is c/o FirstService Residential, Inc. ("*FirstService Residential*"), 14951 N. Dallas Pkwy, Ste. 600, Dallas, Texas 75254.
3. **Recording Data for the Subdivision.** The recording data for Fairway Ranch, an addition to the City of Roanoke, Denton County, Texas, is recorded as Instrument No. 2013-200 (Phase 1), Instrument No. 2015-181 (Phase 2), Instrument No. 2016-2106 (Phase 3A), Instrument No. 2018-145 (Phase 3B), and Instrument No. 2018-153 (Phase 4) in the Official Public Records of Denton County, Texas, including all amendments, supplements, and replats thereto.

4. **Recording Data for the Declaration.** The recording data for the Declaration was recorded under Instrument No. 2013-87391, Instrument No. 2014-14133 (First Amendment), Instrument No. 2019-29715 (Second Amendment), Instrument No. 2015-64055 (First Supplement), Instrument No. 2016-158133 (Second Supplement), and Instrument No. 2017-7884 (Third Supplement) along with any and all amendments and supplements recorded in the Official Public Records of Denton County, Texas.

5. **Name and Contact Information for the Association or the Managing Agent of the Association.** The current mailing address for the Association is c/o First Service Residential, 14951 N. Dallas Pkwy, Ste. 600, Dallas, Texas 75254, telephone number is (214) 871-9700, and e-mail address is natalie.candido@fsresidential.com.

6. **Website.** The Association's website may be found at <https://fairwayranch.connectresident.com>.

7. **Fees Due Upon Property Transfer.** Fees charged relating to a property transfer are:

Type of Property Transfer	Dollar Amount
Resale Disclosure Package (6-10 days; 3-5 days; 1-2 days)	\$375.00; \$450.00; \$500.00
Transfer Fee	\$340.00
Resale Disclosure Update (within 60 days of original request)	\$75.00
Refinance Certificate Fee (6-10 days; 3-5 days; 1-2 days)	\$150.00; \$225.00; \$275.00
HOA Questionnaire (optional) – (Single Family)	\$250.00
Loan Estimate Questionnaire (optional) – (Single Family)	\$100.00
Capital Contribution Fee	\$600.00

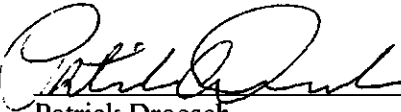
8. **Resale Certificates and Other Information.** Resale Certificates and other information regarding the Association may be requested by contacting the Association c/o FirstService Residential via <https://www.fsresidential.com/texas/resale-and-lender-documents>. The telephone number for FirstService Residential is (214) 871-9700. Alternatively, you may contact the office for FirstService Residential at 14951 N. Dallas Pkwy, Ste. 600, Dallas, Texas 75254 or by e-mail at natalie.candido@fsresidential.com.

IN WITNESS WHEREOF, the undersigned has caused this Certificate to be executed on behalf of the Association in compliance with Section 209.004 of the Texas Property Code. This Certificate shall serve to take the place of all Management Certificates previously filed on behalf of the Association.

ASSOCIATION:

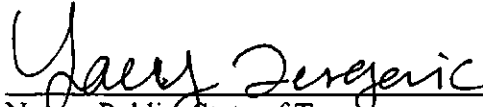
**ROANOKE FAIRWAY RANCH
RESIDENTIAL ASSOCIATION, INC.
a Texas non-profit corporation**

By: FirstService Residential, Inc.
Its: Managing Agent

By: 
Patrick Droesch
Its: President, Dallas/Fort Worth

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

This instrument was acknowledged before me on the 14 day of March 2024,
by Patrick Droesch, President - Dallas/Fort Worth, with FirstService Residential, Inc., the Managing
Agent of Roanoke Fairway Ranch Residential Association, Inc., a Texas non-profit corporation.


Notary Public, State of Texas

