

Mary Louise Nicholson
MARY LOUISE NICHOLSON
COUNTY CLERK

**PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE
FOR
SOUTHLAKE-TUSCAN RIDGE HOMEOWNERS' ASSOCIATION, INC.**

THE STATE OF TEXAS §
 §
COUNTIES OF TARRANT §

The undersigned, being the Managing Agent of Southlake-Tuscan Ridge Homeowners' Association, Inc. a non-profit corporation organized and existing under the laws of the State of Texas, submits the following information pursuant to Section 209.004 of the Texas Property Code which supersedes any prior Management Certificate filed by Southlake-Tuscan Ridge Homeowners' Association, Inc.:

1. Name of Subdivision: Southlake-Tuscan Ridge.
2. Name of Association: Southlake-Tuscan Ridge Homeowners' Association, Inc.
3. Recording Data for the Subdivision:
 - a) Southlake-Tuscan Ridge is an addition to the city of Southlake located in Tarrant County, Texas, according to the maps or plats thereof, recorded in the Map Records of Tarrant County, Texas, under Cabinet A, Slides 9601, 9602, and 9603 and Cabinet A, slides 10109-10110 and File Numbers D205114970, and D207083675, along with any amendments or supplements thereto.
4. Recording Data for the Declaration:
 - a) Southlake-Tuscan Ridge, a subdivision located in Tarrant County, Texas, and any other subdivisions which have been or may be subsequently annexed thereto and made subject to the authority of Southlake-Tuscan Ridge Homeowners' Association, Inc. which sections were originally encumbered by dedicatory instruments filed of record in Tarrant County, Texas as follows:
 - a. Recording Date: 05/05/2005; Filed Document: DCCER; Recording Information: D205126868
5. Name and Mailing Address of the Association is: Southlake-Tuscan Ridge 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: Southlake-Tuscan Ridge 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.
9. The Association's website is:<https://southlaketuscanridge.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: \$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. HOA Questionnaire (optional): \$250.00
 - f. Loan Estimate Questionnaire (optional): \$100.00

Unofficial Copy

Executed on this the 7th day of May 2024.

SOUTHLAKE-TUSCAN RIDGE
HOMEOWNERS' ASSOCIATION, INC.

By: *Patrick Drosch*
Patrick Drosch, President of FirstService Residential Texas, Inc.

THE STATE OF TEXAS

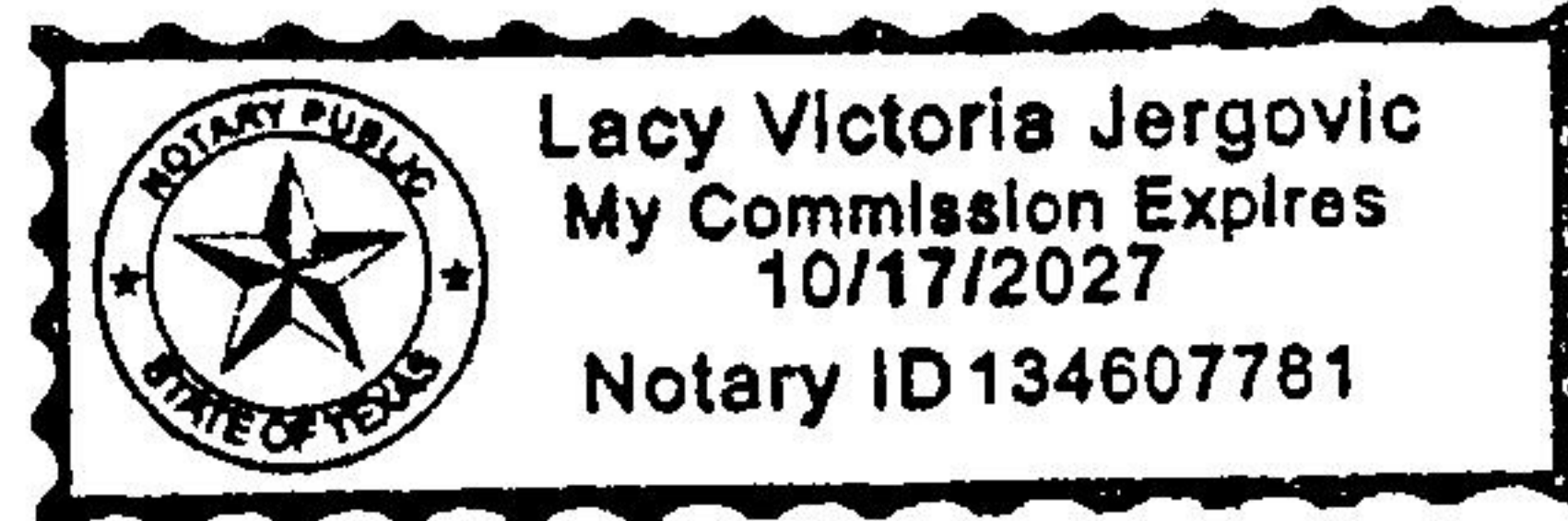
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ACKNOWLEDGMENT

COUNTY OF DALLAS

BEFORE ME, the undersigned notary public, on this the 7 day of May 2024 personally appeared Patrick Drosch, President of FirstService Residential Texas, Inc., and Managing Southlake-Tuscan Ridge 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.

Lacy Victoria Jergovic
Notary Public in and for the State of Texas



E-RECORDED BY:

**SEARS
BENNETT
& GERDES, LLP**

6548 GREATWOOD PKWY.
SUGAR LAND, TEXAS 77479