

**FOUNTAIN VIEW SOUTH
OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE**

As Required by Section 209.004, Texas Property Code

NOTICE IS HEREBY GIVEN that the below property is controlled by a mandatory homeowner's association.

- 1. NAME OF PROPERTY OWNERS ASSOCIATION:** Fountain View South Owners Association
- 2. NAME OF SUBDIVISION:** Fountain View South
- 3. RECORDING DATA FOR SUBDIVISION:** Fountain View Phase 3 and Fountain View Phase 4 are additions to the City of Josephine, Texas, according to the following initial plats thereof recorded in the Plat Records of Collin County, Texas:

(Phase 3) recorded on February 18, 2015, as Doc. No. 20150218010000630, in Cabinet 2015, Page 92

(Phase 4) recorded on August 3, 2016, as Doc. No. 20160803010003160, in Cabinet 2016, Page 535

- 4. RECORDING DATA FOR DECLARATION & AMENDMENTS THERETO:** Phases 3 and 4 of Fountain View are subject to the Declaration of Covenants, Conditions & Restrictions for Fountain View, recorded on September 3, 2015, as Document No. 20150903001125980, Real Property Records, Collin County, Texas, as it may be amended or supplemented from time to time.

- 5. ASSOCIATION NAME AND MAILING ADDRESS:**

Fountain View South
c/o Assured Association Management, Inc.
2500 Legacy Drive, Suite 220
Frisco, Texas 75034

- 6. ASSOCIATION'S MANAGING AGENT:**

Margie Maxwell
c/o Assured Association Management, Inc. Phone: 469-480-8000
2500 Legacy Drive, Suite 220 Fax: 469-480-8080
Frisco, Texas 75034 Email: Info@assuredmanagement.com
www.assuredmanagement.com

- 7. WEBSITE ON WHICH DEDICATORY INSTRUMENTS ARE AVAILABLE:**

www.fountainviewsouth.nabrnetwork.com

- 8. FEES CHARGED RELATING TO PROPERTY TRANSFER:**

Resale Certificate: \$375.00
Resale Update Fee: \$ 75.00
Transfer Fee: \$150.00
Rush Fees: \$ 50.00 - \$100.00

A reserve fund contribution is due on all sales equal to half of the annual assessments. CC&R's 16.5.2.
Merchant services fees for optional credit card payments will also be charged.

DATE: August 15, 2021

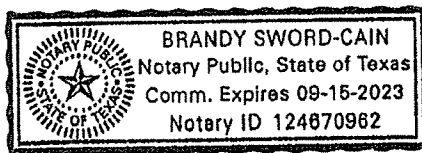
FOUNTAIN VIEW SOUTH OWNERS ASSOCIATION
a Texas Nonprofit Corporation

By: Margie Maxwell
Margie Maxwell, Managing Agent

ACKNOWLEDGEMENT

THE STATE OF TEXAS §
 §
COUNTY OF COLLIN §

This instrument was acknowledged before me on the 27 day of August, 2021, by Margie Maxwell, Managing Agent of Fountain View South Owners Association, a Texas nonprofit corporation, on behalf of said corporation.



Brandy Sword-Cain
NOTARY PUBLIC, STATE OF TEXAS

AFTER RECORDING PLEASE RETURN TO:

Assured Association Management, Inc.
2500 Legacy Drive, Suite 220
Frisco, Texas 75034

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Filed and Recorded
Official Public Records
Stacey Kemp, County Clerk
Collin County, TEXAS
08/30/2021 04:49:38 PM
\$34.00 DFOSTER
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Stacey Kemp