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Fees: \$27.00

PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE

SUBMITTER: DONDI MORSE


AFTER RECORDING, PLEASE RETURN TO:

Prestige Star Management LLC

c/o: Kim Gill MBR

3045 Lackland Rd

Fort Worth, TX 76116


MARY LOUISE NICHOLSON
COUNTY CLERK

STATE OF TEXAS

COUNTY OF TARRANT

PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE
FOR
NORTHSTAR RANCH PROPERTY OWNERS ASSOCIATION, INC.

This PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE (this
"Certificate") is made on behalf of NORTHSTAR RANCH PROPERTY OWNERS
ASSOCIATION, INC., a Texas non-profit corporation (the "Association").

WITNESSETH:

WHEREAS, 170 Northstar Ranch Developer, Inc., a Texas corporation, as Declarant, executed and previously placed of record that certain Declaration of Covenants, Conditions and Restrictions for Northstar Ranch Residential Community, dated August 12, 2019 recorded on August 15, 2019, and recorded under Instrument No. D219181777 in the Official Public Records of Tarrant County, Texas, (the "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 Northstar Ranch.
2. Name of the Association. The name of the Association is Northstar Ranch Property Owners Association, Inc.

3. Recording Data for the Subdivision. The recording data for the subdivision are those certain maps or plats for Northstar Ranch, located in Tarrant County, Texas and described on Exhibit "A" attached and incorporated herein by reference thereto.

4. Recording Data for the Declaration. The recording data for the Declaration is Instrument No. D219181777 in the Official Public Records of Tarrant County, Texas, including any amendments and supplements thereto.

5. Name, Mailing Address, and Telephone Number of Managing Agent. The name and mailing address for the Association is c/o Prestige Star Management, LLC, 3045 Lackland Rd., Fort Worth, Texas 76116, telephone number (469) 267-8537.

6. Resale Certificates and Other Information. Resale Certificates and other information may be requested by contacting the Association c/o Prestige Star Management, LLC. The telephone number for Prestige Star Management is (469) 267-8537.

IN WITNESS WHEREOF, the undersigned has caused this Certificate to be executed as on behalf of the Association in compliance with Section 209.004 of the Texas Property Code.

ASSOCIATION:

Northstar Ranch Property Owners Association, Inc., a
Texas non-profit corporation

By: Prestige Star Management, LLC, a Texas limited liability
company, its managing company

BY: 
Kim Gill, Manager

STATE OF TEXAS

COUNTY OF TARRANT

This instrument was acknowledged before me on this the day of May 4 2020 by Kim Gill, Manager, of Prestige Star Management, LLC, a Limited Liability Company, the managing company of Northstar Ranch Property Owners Association, Inc.


Notary Public, State of Texas



Exhibit "A"

Lot 1, Block 21, Lot 2X and 1-37, Block 31, Lots 1-17, Block 48, Lots 1-42, Block 49, Lots 1-26, Block 50, Lot 1, Block 51, Lots 1-27, Block 52, Lots 1-20, Block 53, Lot 1X, and 1-21, Block 54, Lots 1-36, Block 55, Lots 1-29, Block 56, Lots 1-48, Block 57, Lot 1X, 2X, Lot 1X and 1-26, Block 58, Lots 1-18, Block 59, Northstar, an Addition to Far North Fort Worth Municipal Utility District No. 1, located in Tarrant County, Texas and being situated in the M. Ashton Survey, Abstract No. 8, and the M.E.P. & P. R.R. Co. Survey, Abstract No. 1131, Tarrant County, Texas, according to the Map or Plat thereof recorded in/under Clerk's File No. D220248181, Map/Plat Records, Tarrant, County, Texas.



FILED AND RECORDED
OFFICIAL PUBLIC RECORDS OF
TARRANT COUNTY, TEXAS
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Mary Louise Nicholson
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