

AMENDED AND RESTATED MANAGEMENT CERTIFICATE
OF
TUSCANY KELLER HOMEOWNERS' ASSOCIATION, INC.

The undersigned, being an officer of Tuscany Keller Homeowners' Association, Inc. (the "Association") and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

THIS CERTIFICATE AMENDS, RESTATES AND REPLACES IN ITS ENTIRETY THAT CERTAIN TUSCANY KELLER HOMEOWNERS ASSOCIATION, INC. MANAGEMENT CERTIFICATE, RECORDED AS DOCUMENT NO. D216034637 IN THE OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS.

1. The name of the subdivision: Tuscany Keller
2. The name of the association: Tuscany Keller Homeowners' Association, Inc., a Texas non-profit corporation.
3. The recording data for the subdivision: That real property in Tarrant County, Texas, as described in Exhibit "A" to that certain Declaration of Covenants, Conditions and Restrictions for Tuscany Keller, recorded under Document No. D206197520, Official Public Records of Tarrant County, Texas (the "Declaration").
4. The recording data for the Declaration with any amendments and/or supplements to the Declaration: The recording data for the Declaration and any amendments and supplements thereto, are particularly described on Exhibit "A" attached hereto and incorporated herein by reference.
5. The name and mailing address of the Association: Tuscany Keller Homeowners' Association, Inc. c/o Property Management Group, LLC, 10340 Alta Vista Road Unit C, Fort Worth, TX 76244, Attn: Dawn Kelly.
6. The name, mailing address, telephone number, and email address of the person managing the association:

Name:	Property Management Group, LLC
Attn:	Dawn Kelly
Mailing Address:	10340 Alta Vista Road, Fort Worth, TX 76244
Telephone Number:	817.337.1221
Email Address:	DKelly@PropertyManagementGroup.org; CustomerService@PropertyManagementGroup.org

7. Website to access the association's dedicatory instruments: www.TuscanyKellerHOA.com
8. Amount and description of fees related to property transfer in the subdivision: The association fees are in the following amounts:

Transfer Fee – \$150.00

Mary Louise Nicholson
MARY LOUISE NICHOLSON
COUNTY CLERK

Page: 1 of 3
Fees: \$27.00
PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE
SUBMITTER: PROPERTY MANAGEMENT GROUP LLC



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Resale Certificate Fee - \$250.00

The association fees cover all costs that the association incurs related to a property transfer in the subdivision.

EXECUTED to be effective on the date this instrument is Recorded.

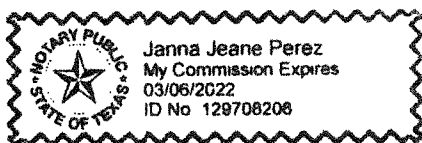
**TUSCANY KELLER HOMEOWNERS' ASSOCIATION,
INC., a Texas non-profit corporation**

By: Dawn Kelly
Name: Dawn Kelly
Title: Authorized Agent

STATE OF TEXAS §
 §
COUNTY OF Tarrant §

This instrument was acknowledged before me this 18th day of January, 2021 by
Dawn Kelly Authorized Agent of Tuscany Keller Homeowners' Association, Inc., a
Texas non-profit corporation, on behalf of said non-profit corporation.

[SEAL]



Janna Jeane Perez
Notary Public Signature

AFTER RECORDING RETURN TO:
PROPERTY MANAGEMENT GROUP, LLC
10340 ALTA VISTA ROAD UNIT C
FORT WORTH, TX 76244
DKELLY@PROPERTYMANAGEMENTGROUP.ORG

EXHIBIT "A"

RECORDING DATA FOR THE DECLARATION AND RELATED DOCUMENTS

1. Declaration of Covenants, Conditions and Restrictions for Tuscany Keller Homeowners Association, Inc., recorded as Document No. D206197520, Official Public Records of Tarrant County, Texas.
 - A. Supplement to the Declaration of Covenants, Conditions, Restrictions and Easements for Tuscany Keller Addition, recorded as Document No. D218220527, Official Public Records of Tarrant County, Texas.
 - B. Supplement to the Declaration of Covenants, Conditions, Restrictions and Easements for Tuscany Keller Addition, recorded as Document No. D218212050, Official Public Records of Tarrant County, Texas.
 - C. Supplement to the Declaration of Covenants, Conditions, Restrictions and Easements for Tuscany Keller Addition, recorded as Document No. D217065668, Official Public Records of Tarrant County, Texas.
2. Bylaws for Tuscany Keller Homeowners Association, Inc., recorded as Document No. D215218285, Official Public Records of Tarrant County, Texas.



FILED AND RECORDED
OFFICIAL PUBLIC RECORDS OF
TARRANT COUNTY, TEXAS
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PROPERTY OWNERS ASSOCIATION MANAGEMENT CE
Pages: 3
Fees: \$27.00

Mary Louise Nicholson
MARY LOUISE NICHOLSON
COUNTY CLERK

TUSCANY KELLER AMENDED AND RESTATED
MANAGEMENT CERTIFICATE

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