

  
MARY LOUISE NICHOLSON  
COUNTY CLERK

**AFTER RECORDING RETURN TO:**

**Judd A. Austin, Jr.**

**Henry Oddo Austin & Fletcher, P.C.**

**1700 Pacific Avenue**

**Suite 2700**

**Dallas, Texas 75201**

STATE OF TEXAS           §  
   §  
COUNTY OF TARRANT   §

**PROPERTY OWNERS' ASSOCIATION  
MANAGEMENT CERTIFICATE  
FOR  
FW RIVERCREST BLUFFS HOMEOWNERS ASSOCIATION, INC.**

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

**W I T N E S S E T H :**

**WHEREAS**, FW Rivercrest Bluffs, LLC, a Texas limited liability company, as Declarant, executed and previously placed of record that certain Declaration of Covenants, Conditions and Restrictions for Rivercrest Bluffs, recorded on February 11, 2016, as Instrument No. D216028284 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 Rivercrest Bluffs.

2.     **Name and Mailing Address of the Association.** The name of the Association is FW Rivercrest Bluffs Homeowners Association, Inc., and its mailing address is P. O. Box 51555, Denton, Texas 76206.

3. **Recording Data for the Subdivision.** The recording data for the subdivision includes the plat and map recorded as Instrument No. D216024769, as amended or re-platted, in the Plat/Map Records of Tarrant County, Texas.

4. **Recording Data for the Declaration.** The Declaration is recorded as Instrument No. D216028284, along with any and all amendments and supplements recorded in the Official Public Records of Tarrant County, Texas.

5. **Name and Contact Information for the Managing Agent of the Association.** The current name and mailing address for the Association is c/o Secure Association Management, P. O. Box 51555, Denton, Texas 76206, and telephone (940) 497-7328.

6. **Website:** The Association's website may be found at [www.RivercrestBluffsHOA.com](http://www.RivercrestBluffsHOA.com).

7. **Fees Due Upon Property Transfer.** Fees charged relating to a property transfer are: (i) up to \$375.00 as resale certificate fee; (ii) fees for resale certificate update: (a) 1-14 days from issuance – no charge (b) 14-45 days from issuance - \$50.00; (c) 45-90 days from issuance - \$75.00; (iii) rush fees: (a) 1 business day - \$125.00; (b) 3 business days - \$75.00; (c) 5 business days - \$50.00; (iv) 3 day shipping fee - \$45.00; (v) up to \$275.00 transfer fee following foreclosure; (vi) up to \$150.00 inspection fee; and (vi) up to \$100 acquisition fee.


8. **Resale Certificates:** Resale Certificates may be requested by contacting the Association c/o Secure Association Management via <http://www.secure-mgmt.com/> or e-mail at [resale@secure-mgmt.com](mailto:resale@secure-mgmt.com). The phone number for Secure Association Management is (940) 497-7328.

**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:**

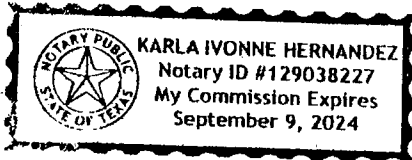
**FW RIVERCREST BLUFFS  
HOMEOWNERS ASSOCIATION, INC.,**  
a Texas non-profit corporation

By: Secure Association Management  
Its: Managing Agent

By:   
John MacKenzie, Community Manager

STATE OF TEXAS       §  
                                  §  
COUNTY OF DENTON   §

This instrument was acknowledged before me on the 27<sup>th</sup> day of August, 2021,  
by John MacKenzie, Community Manager with Secure Association Management, the Managing  
Agent of FW Rivercrest Bluffs Homeowners Association, Inc., a Texas non-profit corporation.



Karla I Hernandez  
Notary Public, State of Texas