## PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE FOR THE VILLAGES OF WOODLAND SPRINGS HOMEOWNERS ASSOCIATION, INC.

COUNTY CLERK

THE STATE OF TEXAS \$

COUNTIES OF TARRANT \$

The undersigned, being the Managing Agent of The Villages of Woodland Springs 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 The Villages of Woodland Springs Homeowners Association, Inc.:

- 1. Name of Subdivision: The Villages of Woodland Springs.
- 2. Name of Association: The Villages of Woodland Springs Homeowners Association, Inc.
- 3. Recording Data for the Subdivision:
  - a) The Villages of Woodland Springs is an addition to the city of Forth Worth located in Tarrant County, Texas, according to the maps or plats thereof, recorded in the Map Records of Tarrant County, Texas as:
    - a. The Villages of Woodland Springs West, Cabinet A, Slide 11197;
    - b. Phase 5, Section 4 & 5; and Phase 6, Volume 14705, Page 520 (Tract I);
    - c. Boundary Survey of 127.729 Acs., Volume 14455, Page 845; and
    - d. Boundary Survey Parcels 1, 187.345 Acs; Parcel 2, 29.996 Ac Tract; and Parcel 3, 23.742 Acs., Volume 14705, Page 520; along with any amendments or supplements thereto.

## 4. Recording Data for the Declaration:

- a) The Villages of Woodland Springs is subject to the Declaration of Covenants, Conditions, and Restrictions for The Villages of Woodland Springs Homeowners Association, Inc. which are filed in the real property records in Tarrant County, Texas as follows:
  - a. Filed Document: Declaration of Covenants, Conditions and Restrictions; Filed Date: August 29, 2000; Recording Information: D20019324.
  - b. Filed Document: Amended and Restated Declaration of Covenants, Conditions and Restrictions; Filed Date: October 2, 2000; Recording Information: D201183272, Volume 15048, Page 232.
  - c. Filed Document: First Amendment to Amended and Restated Declaration of Covenants, Conditions and Restrictions; Filed Date: September 24, 2003; Recording Information: D203359335, Volume 17235, Page 115.

- d. Filed Document: First Supplement to Amended and Restated Declaration of Covenants, Conditions and Restrictions; Filed Date: February 16, 2005; Recording Information: D205045619.
- 5. Name and Mailing Address of the Association is: The Villages of Woodland Springs 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: The Villages of Woodland Springs 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. <u>Email Address to Contact the Association:</u> Resale Certificates and other information regarding the Association may be requested by contacting the Association c/o FirstService Residential via <a href="https://www.fsresidential.com/texas/resale-and-lender-documents">https://www.fsresidential.com/texas/resale-and-lender-documents</a>. Alternatively, you may contact the office for FirstService Residential by email at <a href="mailto:Mgmt-CertificateTX@fsresidential.com">Mgmt-CertificateTX@fsresidential.com</a>.
- 9. The Association's website is: https://thevillagesofwoodlandsprings.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 (Within 60 days of Original Request): \$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.
  - g. Working Capital (Resales H to H): \$100.00.

day of October 2024. Executed on this the

> THE VILLAGES OF WOODLAND SPRINGS HOMEOWNERS ASSOCIATION, INC.

> Residential Dallas Fort Worth, LLC

THE STATE OF TEXAS

**ACKNOWLEDGMENT** 

**COUNTY OF DALLAS** 

BEFORE ME, the undersigned notary public, on this the \_ personally appeared, President of FirstService Residential Texas, Inc., and Managing The Villages of Woodland Springs 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.



Notary Public in and for the State of Texas

E-RECORDED BY:

6548 Greatwood Pkwy. SUGAR LAND, TEXAS 77479