

  
MARY LOUISE NICHOLSON

**Arthouse Condominium Association, Inc MANAGEMENT CERTIFICATE**

This Property Owners' Association Management Certificate is being recorded by **Arthouse Condominium Association, Inc** (the "Association") in compliance with the terms of Chapter 209 of the Texas Property Code and supersedes any prior management certificate filed by the Association. The Association submits the following additional information:

**Name of the Subdivision:** Arthouse Condominium Association, Inc

**Name of the Association:** Arthouse Condominium Association, Inc

**Recording Data for Association:**

The Subdivision is recorded according to the Map and Plat Records in Tarrant County, Texas, as follows;

- (a) Arthouse Condominium Association, Inc, Plat Map recorded under Instrument #D206107565; Notice of Declaration, instrument #D216301274, and Management Certificate, instrument #D208124776

**Recording Data for Restrictions:**

The Declarations for the Association are recorded in the Real Property Records of Tarrant County, Texas, as follows:

- (a) Notice of Dedicatory Instrument, recorded under Tarrant County Clerk's file no. D216193924
- (b) Notice of Dedicatory Instrument, recorded under Tarrant County Clerk's file no. D217127433
- (c) Condominium Declaration for Arthouse, a Condominium, recorded under Tarrant County Clerk's file no. D206091501
- (d) Fifth Amendment to Condominium Declaration for Arthouse, a Condominium, recorded under Tarrant County Clerk's file no. D209170486
- (e) Notice of Amendment of Dedicatory Instrument for Arthouse Condominium, recorded under Tarrant County Clerk's file no. D216301274
- (f) Fourth Amendment to Condominium Declaration for Arthouse, a Condominium, recorded under Tarrant County Clerk's file no. D209170485
- (g) Amendment to Condominium Declaration for Arthouse, a Condominium, recorded under Tarrant County Clerk's file no. D206116849
- (h) Second Amendment to Condominium Declaration for Arthouse, a Condominium, recorded under Tarrant County Clerk's file no. D208120162
- (i) Notice of Dedicatory Instrument, recorded under Tarrant County Clerk's file no. D217127433
- (j) Third Amendment to Condominium Declaration for Arthouse, a Condominium, recorded under Tarrant County Clerk's file no. D208120163

**Name and Mailing Address of the Association**

Arthouse Condominium Association  
c/o Somerset Association Management  
5401 N Central Expwy Ste 220  
Dallas, Texas 75205

**Name, Mailing Address, Telephone Number, and E-mail Address of Person Managing the Association or its Designated Representative**

Somerset Association Management  
5401 N Central Expwy Ste 220  
Dallas, Texas 75205  
214-239-4530  
[propertymanager@somersetassociations.com](mailto:propertymanager@somersetassociations.com)

**Website Address of the Association**

Townsq.io

**Property Transfer Fee(s) Charged by the Association:**

New account setup fee establishing new owner's account in the association's records: \$45

Resale Certificate: \$375

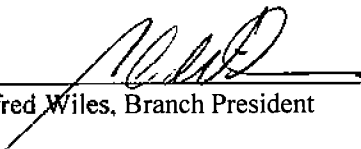
Resale Certificate Update: \$75

Legacy Account Closure Fee: \$220

Refinance Statement of Account: \$75

Expedite Fee for Resale Certificate prior to 10 business day delivery obligation: \$175 for 1 day expedite  
\$125 for 3 day expedite

Working capital contribution: Equal to two months of HOA dues

Executed on this the 7<sup>th</sup> day of January, 2022Arthouse Condominium Association, Inc., acting by and through  
its managing agent, Somerset Association Management
  
 Alfred Wiles, Branch President
STATE OF TEXAS     §  
COUNTY OF Tarrant   §

This instrument was acknowledged before me on the 7<sup>th</sup> day of January, 2022 by Alfred Wiles, Branch President with Somerset Association Management, the managing agent for Arthouse Condominium Association, Inc. a Texas nonprofit corporation, on behalf of such corporation.

  
 \_\_\_\_\_

Heather Dougherty  
Notary Public, State of Texas

When recorded return to:  
Somerset Association  
Management 5401 N Central  
Expwy Ste 220  
Dallas, Texas 75205

