D224050186 03/26/2024 10:34 AM Page: 1 of 3 Fee: \$28.00 Submitter: Sears, Bennett & Gerdes, LLP

Electronically Recorded by Tarrant County Clerk in Official Public Records

بين ١٥،٧مومم MARY LOUISE NICHOLSON COUNTY CLERK

PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE THE WOODLAND ENCLAVE HOMEOWNERS ASSOCIATION, INC.

THE STATE OF TEXAS § § § COUNTIES OF TARRANT

The undersigned, being the Managing Agent of The Woodland Enclave 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 by The Woodland Enclave Homeowners Association, Inc.:

- 1. Name of Subdivision: Woodland Enclave.
- 2. Name of Association: The Woodland Enclave Homeowners Association, Inc.
- 3. Recording Data for the Subdivision:
 - a) Woodland Enclave subdivision is platted as a portion of North Beach Street Addition, according to A Final Plat of Lots 1-31 and Lot IX, Block 2; Lots 1-26, and Lot IX, Block 3; and Lots 1-22, Lots IX and 22X, Block 4; North Beach Street Addition, recorded on August 24, 2012, as Document No. D212208453, Real Property Records, Tarrant County, Texas
- 4. Recording Data for the Declaration:
 - a) Declaration of Covenants, Conditions and Restrictions for The Woodland Enclave, filed February 25, 2013, under Document No. D213046705 in the Property Records of Tarrant County, Texas as amended or supplemented from time to time.
 - b) Appendix "C" Correction Amendment to Declaration of Covenants, Conditions, and Restrictions for Woodland Enclave, recorded on February 19, 2015, as Document No. D215034436, Real Oroperty Records, Tarrant County, Texas.
- 5. Name and Mailing Address of the Association is: The Woodland Enclave 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 Woodland Enclave Homeowners Association, Inc. c/o FirstService Residential Texas, Inc., 14951 North Dallas Pkwy., Suite 600, Dallas, TX 75254.
- 7. <u>Telephone Number to Contact the Association is: 214-871-9700.</u>

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- 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 https://www.fsresidential.com/texas/resale-and-lender-documents. Alternatively, you may contact the office for FirstService Residential by email at Mgmt-CertificateTX@fsresidential.com.
- 9. The Association's website is: https://WoodlandEnclave.connectresident.com
- 10. Fees charged by the Association upon the sale or transfer of Property:
 - a. Resale Certificate: \$375.00 or more not to exceed the maximum allowable rate.
 - b. Rush Fee for Resale Cortificate:
 - i. 1-2 days: \$125.00.
 - ii. 3-5 days: \$75.00.
 - c. Updated Certificate: after 30 days of issuance of the original \$75.00.
 - d. Transfer Fee: \$340.00.
 - e. Welcome Packet Fee: \$26.50.
 - f. Refinance Fee: \$150.00.
 - g. Rush Fee for Refinance:
 - i. 1-2 days: \$125.00.
 - ii. 3-5 days: \$75.00.
 - h. Lender Questionnaire (optional): \$350.00.
 - i. Copy of Governing Documents (optional): \$345.00.
 - j. Working Capital Fee: \$200.00.
 - k. Initial Contribution: \$150.00.
 - 1. Reserve Fund (D/B to H): \$100.00.
 - m. Reserve Fund (H to H): \$250.00.

Executed on this the 22 day of March, 2024.

THE WOODLAND ENCLAVE HOMEOWNERS ASSOCIATION, INC.

Patrick Droesch, President of FirstService Residential Texas, Inc.

THE STATE OF TEXAS

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ACKNOWLEDGMENT

COUNTY OF DALLAS

BEFORE ME, the undersigned notary public, on this the $\frac{\partial}{\partial t}$ day of March. 2024 personally appeared Patrick Droesch, President of FirstService Residential Texas, Inc., and Managing Agent of The Woodland Enclave 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.

Lacy Victoria Jergovic My Commission Expires

E-RECORDED BY:

6548 GREATWOOD PKWY. SUGAR LAND, TEXAS 77479