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MISCELLANEOUS

3 Pages

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On: <u>10/06/2021 03:08 PM</u>	
Document Number: <u>2021-000012418</u>	
Receipt No: <u>2112759</u>	
Amount: \$ <u>30.00</u>	
By: <u>Pam Rockwell</u> , Deputy	
Elizabeth James, County Clerk Harrison County, Texas	



STATE OF TEXAS

COUNTY OF HARRISON

I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the Official Public Records of Harrison County, Texas.

Elizabeth James
Elizabeth James, Harrison County Clerk

Record and Return To:



MANNING & MEYERS, ATTORNEY'S AT LAW

MANAGEMENT CERTIFICATE

This Management Certificate is recorded pursuant to Section 209.004 of the Texas Property Code.
This amends all prior Management Certificates filed for this Association.

This MANAGEMENT CERTIFICATE (this "Certificate") is made effective as of September 2, 2021 by Hallsville-Tealwood Homeowners Association, Inc. a/k/a Tealwood Addition, a Texas non-profit corporation (the "Association").

W I T N E S S E T H :

WHEREAS, the Declarant for Tealwood Addition has previously placed of record that certain Declaration of Covenants, Conditions and Restrictions for Tealwood Addition filed of record on or about December 15, 2005 (the "Declaration") and recorded at Volume 3245, Page 158 in the Real Property Records of Harrison County, Texas, which Declaration is incorporated herein for all purposes.

WHEREAS, Declarant has created the Association for the benefit of Tealwood Addition.

WHEREAS, the Association was duly formed on July 23, 2004, as Hallsville-Tealwood Homeowners Association, Inc. a/k/a Tealwood Addition.

WHEREAS, the Association has caused this Certificate to be prepared and filed in accordance with the provisions of the Texas Property Code as provided in Section 209 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 subject to the Declaration is Tealwood Addition.
2. **Name of the Association.** The name of the Association is the Hallsville-Tealwood Homeowners Association, Inc. a/k/a Tealwood Addition and is located at Harrison County, Texas. The mailing address for the Association is Rose City Property Management, 5605 FM 423 Suite 500 PMB #418, Frisco, TX 75036.
3. **Recording Data for the Subdivision.** The Declaration, Bylaws and Plats to the subdivision and any amendments, supplements and additions thereto have been recorded in the Harrison County Clerk's office.
4. **Recording Data for the Declaration.** The Declaration for the Association was filed on or about December 15, 2005 (the "Declaration") recorded at Volume 3245, Page 158 in the Real Property Records of Harrison County, Texas; which Declaration is incorporated herein for all purposes and any amendments or supplements thereto.

The Declaration was amended as follows:

- On or about August 4, 2006 at Instrument #6011367.

5. The Name and Mailing Address of Managing Agent. The Association's managing agent is:

Rose City Property Management
108 N. Houston Street
Bullard, TX 75757

6. Manager of the Association. The telephone number for the manager of the Association is 903-630-6355 and the email address for the manager of the Association is carrie@rosecitymanagement.com.

7. Website for the Association. The website for the Association is <https://app.townsq.io/login>.*

8. Resale Certificates: Resale Certificates may be requested by contacting Rose City Property Management at resales@themacgroupco.com or at <https://www.homewisedocs.com>. The Resale Fee is \$350.00 and shall be payable to Rose City Property Management.

**Please Note: Supplementary documents may be requested for an additional fee through Homewisedocs.com.*

IN WITNESS WHEREOF, the undersigned has caused this Certificate to be executed as of the date first above written.

ASSOCIATION:

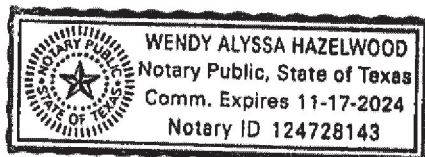
Hallsville-Tealwood Homeowners Association, Inc. a/k/a
Tealwood Addition, a Texas non-profit corporation

By: *Stephanie Smith*
Authorized Representative for
Hallsville-Tealwood Homeowners Association,
Inc. a/k/a Tealwood Addition

THE STATE OF TEXAS §
COUNTY OF HARRISON §

This instrument was acknowledged before me on this 2nd day of September, 2021 by *Stephanie Smith* Authorized Representative for Hallsville-Tealwood Homeowners Association, Inc. a/k/a Tealwood Addition, a Texas non-profit corporation, on behalf of such corporation.

Notary Public in and for the State of Texas



Wendy Hazelwood
Notary Public Signature