

AMENDED AND RESTATED MANAGEMENT CERTIFICATE  
OF  
SOUTHFORK ESTATES HOMEOWNERS  
ASSOCIATION, INC.

The undersigned, being an officer of Southfork Estates Homeowners Association, Inc. (the "Association") and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

THIS CERTIFICATE AMENDS, RESTATES AND REPLACES IN ITS ENTIRETY THAT CERTAIN SOUTHFORK ESTATES HOMEOWNERS ASSOCIATION, INC. MANAGEMENT CERTIFICATE, RECORDED AS DOCUMENT NO. D 219221097 IN THE OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS.

1. The name of the subdivision: Southfork Estates Homeowners Association, Inc.
2. The name of the association: Southfork Estates Homeowners Association, Inc., a Texas non-profit corporation.
3. The recording data for the subdivision: That real property in Tarrant County, Texas, as described in Exhibit "A" to that certain Declaration of Covenants, Conditions and Restrictions for Southfork Estates Homeowners Association, Inc., recorded under Document No. D219196079 Official Public Records of Tarrant County, Texas (the "Declaration").
4. The recording data for the Declaration with any amendments and/or supplements to the Declaration: The recording data for the Declaration and any amendments and supplements thereto, are particularly described on Exhibit "A" attached hereto and incorporated herein by reference.
5. The name and mailing address of the Association: Southfork Estates Homeowners Association, Inc. c/o Property Management Group, LLC, 10340 Alta Vista Road, Fort Worth, TX 76244, Attn: Dawn Kelly.
6. The name, mailing address, telephone number, and email address of the person managing the association:

|                   |  |
|-------------------|--|
| Name:             | Property Management Group, LLC   |
| Attn:             | Dawn Kelly   |
| Mailing Address:  | 10340 Alta Vista Road Unit C, Fort Worth, TX 76244                                 |
| Telephone Number: | 817.337.1221   |
| Email Address:    | DKelly@PropertyManagementGroup.org;<br>CustomerService@PropertyManagementGroup.org |

7. Website to access the association's dedicatory instruments: southforkestates.com
8. Amount and description of fees related to property transfer in the subdivision: The association fees are in the following amounts:

Transfer Fee – \$150.00

*Mary Louise Nicholson*  
MARY LOUISE NICHOLSON  
COUNTY CLERK



D222045925

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Fees: \$27.00  
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PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE  
SUBMITTER: PROPERTY MANAGEMENT GROUP LLC

Resale Certificate Fee - \$250.00

The association fees cover all costs that the association incurs related to a property transfer in the subdivision.

EXECUTED to be effective on the date this instrument is Recorded.

**SOUTHFORK ESTATES HOMEOWNERS ASSOCIATION,  
INC., a Texas non-profit corporation**

By: *Dawn Kelly*  
Name: Dawn Kelly  
Title: Authorized Agent

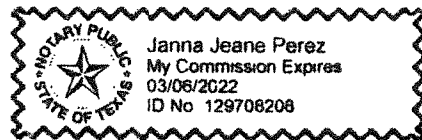
STATE OF TEXAS           §  
  §  
COUNTY OF Tarrant   §

This instrument was acknowledged before me this 23rd day of December, 2021 by Dawn Kelly, Authorized Agent of Southfork Estates Homeowners Association, Inc., a Texas non-profit corporation, on behalf of said non-profit corporation.

[SEAL]

*Janna Jeane Perez*  
Notary Public Signature

**AFTER RECORDING RETURN TO:**  
**PROPERTY MANAGEMENT**  
**GROUP, LLC**  
**10340 ALTA VISTA ROAD UNIT C**  
**FORT WORTH, TX 76244**  
**DKELLY@PROPERTYMANAGEMENTGROUP.ORG**



**EXHIBIT "A"**

**RECORDING DATA FOR THE DECLARATION AND RELATED DOCUMENTS**

1. Declaration of Covenants, Conditions and Restrictions for Southfork Estates Homeowners Association, recorded as Document No. D219196079 on August 29, 2019, Official Public Records of Tarrant County, Texas.
2. ADOPTION OF WORKING CAPITAL ASSESSMENT FOR SOUTHFORK ESTATES HOMEOWNERS ASSOCIATION, recorded as Document No. D219221096 on September 27, 2019, Official Public Records of Tarrant County, Texas.
3. COMMUNITY MANUAL FOR SOUTHFORK ESTATES HOMEOWNERS ASSOCIATION, recorded as Document No. D219199401 on September 3, 2019, Official Public Records of Tarrant County, Texas.
4. NOTICE OF EXEMPTION OF ASSESSMENTS FOR SOUTHFORK ESTATES HOMEOWNERS ASSOCIATION, recorded as Document No. D219197718 on August 30, 2019, Official Public Records of Tarrant County, Texas.



FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS OF  
TARRANT COUNTY, TEXAS  
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PROPERTY OWNERS ASSOCIATION MANAGEMENT CE  
Pages: 3  
Fees: \$27.00

*Mary Louise Nicholson*  
MARY LOUISE NICHOLSON  
COUNTY CLERK