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Fees: \$27.00

PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE

SUBMITTER: PROPERTY MANAGEMENT GROUP LLC

AMENDED AND RESTATED MANAGEMENT CERTIFICATE  
OF  
COMMONS AT WILLOW CREEK  
HOMEOWNERS ASSOCIATION, INC.

*Mary Louise Nicholson*  
MARY LOUISE NICHOLSON  
COUNTY CLERK

The undersigned, being an officer of Commons At Willow Creek 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 COMMONS AT WILLOW CREEK HOMEOWNERS ASSOCIATION, INC. MANAGEMENT CERTIFICATE, RECORDED AS DOCUMENT NO. D218207658 IN THE OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS.

1. The name of the subdivision: Commons at Willow Creek Homeowners Association.
2. The name of the association: Commons at Willow Creek 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 Appendix "A" to that certain Declaration of Covenants, Conditions and Restrictions for Commons at Willow Creek recorded under Document No. D205127520, 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: Tehama Ridge Owners 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; CustomerService@PropertyManagementGroup.org

7. Website to access the association's dedicatory instruments:  
www.commonsatwillowcreek.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

COMMONS AT WILLOW CREEK AMENDED AND RESTATED  
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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.

**COMMONS AT WILLOW CREEK HOMEOWNERS  
ASSOCIATION, INC., a**

Texas non-profit corporation

By: *Dawn Kelly*  
Name: Dawn Kelly  
Title: Property Manager

STATE OF TEXAS           §  
  §  
COUNTY OF Tarrant   §

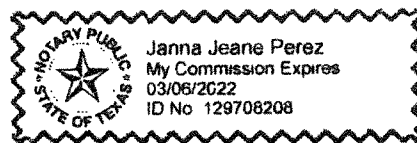
This instrument was acknowledged before me this 16<sup>th</sup> day of December, 2021 by

Dawn Kelly Property Manager of Commons at Willow Creek 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**



AMENDED AND RESTATED  
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EXHIBIT "A"

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

1. Declaration of Covenants, Conditions and Restrictions for Commons at Willow Creek Homeowners Association, recorded as Document No. D206014854, Official Public Records of Tarrant County, Texas.
2. Bylaws of Tehama Ridge Owners Association, recorded as Document No. D206014854, Official Public Records of Tarrant County, Texas.
3. Supplementary Declaration of Covenants, Conditions and Restrictions The Commons at Willow Creek, recorded as Document No. 206014854, Official Public Records of Tarrant County, Texas.

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COMMONS AT WILLOW CREEK  
AMENDED AND RESTATE  
MANAGEMENT CERTIFICATE



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