


MARY LOUISE NICHOLSON
COUNTY CLERK

(To be recorded in Real Property Records of Tarrant County, Texas)

Fannin Farms West Association, Inc.
Property Owners' Association Management Certificate

As Required by Section 209.004, Texas Property Code

This certificate updates and replaces any previously recorded management certificate for this subdivision, such as instruments recorded as Documents D223003370, D222034260, D221254958, D220308759 and D214267183.

1. Subdivision Information. Fannin Farms is an addition to the city of Arlington in Tarrant County, Texas. The plats are recorded in the Plat Records of Tarrant County, Texas as:

- Document Number D201028715, Final Plat of Fannin Farm West Phase 1, on August 2nd, 2001. Cabinet A, Slides 6436, 6437, 6438
- Document Number D202280504, Final Plat of Fannin Farm West Phase 2A, on October 4th, 2002. Cabinet A, Slides 7841, 7842
- Document Number D202281740, Final Plat of Fannin Farm West Phase 2B, on October 4th, 2002. Cabinet A, Slide 7846.
- Document Number D205382102, Final Plat of Fannin Farm West Phase III – Section A, on December 22nd, 2005. Cabinet A, Slide 10749
- Document Number D206069951, Amended Plat of Fannin Farm West Phase III – Section A, on March 8th, 2006. Cabinet A, Slide 10921
- Document Number D206240737, Final Plat of Fannin Farm West Phase III – Section B, on August 4th, 2006. Cabinet A, Slide 11318
- Document Number D212194607, Final Plat of Fannin Farm West Phase III – Section D, on August 9th, 2012.
- Document Number D213326380, Final Plat of Fannin Farm West Phase III – Section C, on December 31st, 2013

2. Declaration Information. Lots in Fannin Farms are subject to Declaration for Fannin Farms West, Section I, recorded on February 8, 2001 as Document No. D201028714, Real Property Records, Tarrant County Texas as amended or supplemented from time to time as:

- First Amendment to the Declaration of Covenants and Restrictions for Fannin Farms West, Section 1, Document No. D201139754, on June 19th, 2001
- Supplementary Declaration of Fannin Farms West, Sections 2A&2B, Document No. D203047853, on February 5th, 2003
- Supplementary Declaration of Fannin Farms West, Addition, Phases 3A&3B, Document No. D206384819, on December 7th, 2006
- Supplementary Declaration of Fannin Farms West, Addition, Phase 3D, Document No. D212194608, on August 9th, 2012
- Supplementary Declaration of Fannin Farms West, Phase III – Section C, Document No. D216024366, on February 5, 2016
- Dedicatory Instruments Certificate of Fannin Farms West, Phase III – Section C, Document No. D216024367, on February 5, 2016 - Articles of Incorporation
- Common Area Deed for Fannin Farms West, Phase III – Section C, Document No. D216024368
- Notice of Filing for Fannin Farms West Association, Inc., Document No. D217063743, on March 22, 2017 - Bylaws
- Second Amendment to Declaration Fannin Farms West, Sections 1, 2A, &2B and Phases 3A, 3B, and 3D, Document No. D223206588, on November 17, 2023 – Increasing Annual Assessment

3. Name of Property Owners Association: Fannin Farms West Association, Inc.

4. How to Contact the Association through its Managing Agent.

Fannin Farms West Association, Inc.
 c/o FirstService Residential Texas, Inc., a Texas Corporation, d/b/a FirstService Residential
 ("FirstService Residential")
 14951 North Dallas Parkway, Suite 600
 Dallas, Texas 75254
 Phone: 214-871-9700
 Website: www.fsresidential.com
 Email Address: Mgmt-CertificateTX@fsresidential.com
 Community Website: <https://FanninFarmsWest.connectresident.com>

5. Fees charged by the association relating to a property transfer in the subdivision:

Transfer Fee	\$340
Resale Disclosure Package (6-10 days; 3-5 days; 1-2 days)	\$375; \$450; \$500
Resale Disclosure Update (within 60 days of original request)	\$75
Refinance Certificate Fee (6-10 days; 3-5 days; 1-2 days)	\$150; \$225; \$275
HOA Questionnaire (optional) – Single Family	\$250
Loan Estimate Questionnaire (optional) – Single Family	\$100
Custom Lender Form Mortgage Questionnaire – (Condominium)	\$350
Uniform Condo Questionnaire (6-10 days; 3-5 days; 1-2 days)	\$220; \$275; \$325

6. Purpose. The purpose of the Property Owners' Association Management Certificate is to provide information sufficient for a title company to correctly identify the subdivision and to contact its governing association. This Management Certificate does not purport to identify every publicly recorded document affecting the subdivision, or to report every piece of information pertinent to the subdivision. No person should rely on this Management Certificate for anything other than instructions for contacting the association in connection with the transfer of title to a home in the subdivision.

[SIGNATURE ON FOLLOWING PAGE]

Signed on the 10th day of January 2024.

Fannin Farms West Association, Inc.
A Texas property owners' association

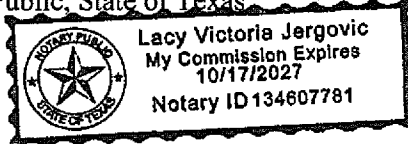
By: [Signature]
Name: PATRICK DROESCH
Title: PRESIDENT

FirstService Residential, Managing Agent

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

This instrument was acknowledged before me on this 10 day of January 2024,
by PATRICK DROESCH of FirstService Residential, Managing Agent of Fannin
Farms West Association, Inc., a Texas property owners' association, on behalf of said association.

[Signature]
Notary Public, State of Texas



AFTER RECORDING, PLEASE RETURN TO:

Fannin Farms West Association, Inc.
c/o FirstService Residential Texas, Inc., a Texas Corporation, d/b/a FirstService Residential
("FirstService Residential")
14951 North Dallas Parkway, Suite 600
Dallas, Texas 75254