


MARY LOUISE NICHOLSON
COUNTY CLERK

MANAGEMENT CERTIFICATE
PEMBERLEY ESTATES HOMEOWNERS ASSOCIATION, INC.

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

1. The name of the subdivision is Pemberley Estates (the "Subdivision Development").
2. The name of the Association is Pemberley Estates Homeowners Association, Inc. (the "Association").
3. The recording data for the Subdivision Development is as follows:

Pemberley Estates Phase 1, an addition to the City of Mansfield, Tarrant County, Texas according to the map or plat thereof recorded under Instrument No. D215187139, of the Plat Records of Tarrant County, Texas.

Pemberley Estates Phase 2, an addition to the City of Mansfield, Tarrant County, Texas, according to the map or plat thereof recorded in Instrument No. D218191598, of the Plat Records of Tarrant County, Texas.

4. The recording data for the declaration applicable to the Subdivision Development, and all amendments thereto, is as follows:

Declaration of Residential Restrictions, recorded at Instrument No. D214186644 in the Official Public Records of Tarrant County, Texas.

Declaration of Covenants, Conditions and Restrictions for Pemberley Estates, recorded at Instrument No. D216179668 in the Official Public Records of Tarrant County, Texas.

First Amendment to Declaration of Covenants, Conditions and Restrictions for Pemberley Estates, recorded at Instrument No. D217012593 in the Official Public Records of Tarrant County, Texas.

Assignment of Declarant's Rights, recorded at Instrument No. D218038403 in the Official Public Records of Tarrant County, Texas.

Declaration of Annexation (Subjecting Pemberley Estates, Phase 2 to the Declaration of Covenants, Conditions and Restrictions for Pemberley Estates), recorded at Instrument No. D218038514 in the Official Public Records of Tarrant County, Texas.

First Amendment to the Declaration of Covenants, Conditions and Restrictions for Pemberley Estates, recorded at Instrument No. D218209889 in the Official Public Records of Tarrant County, Texas.

Certificate and Memorandum of Recording of Dedicatory Instruments for Pemberley Estates Homeowners Association, Inc., recorded at Instrument No. D222025070 in the Official Public Records of Tarrant County, Texas.

Certificate and Memorandum of Recording of Dedicatory Instruments for Pemberley Estates Homeowners Association, Inc., recorded at Instrument No. D222064211 in the Official Public Records of Tarrant County, Texas.

Certificate for Recordation of Dedicatory Instrument of Pemberley Estates Homeowners Association, Inc., recorded at Instrument No. D223226490 in the Official Public Records of Tarrant County, Texas.

Certified Resolution of the Board of Directors of Pemberley Estates Homeowners Association, Inc. Adoption of Fine and Enforcement Policy, recorded at Instrument No. D224197714 in the Official Public Records of Tarrant County, Texas.

5. The name and mailing address of the Association is:

Pemberley Estates Homeowners Association, Inc.
c/o RealManage, LLC
P.O. Box 803555
Dallas, Texas 75380
6. The name, mailing address, telephone number, and email address of the person or entity managing the Association is:

RealManage, LLC
P.O. Box 803555
Dallas, Texas 75380
Tel: (866) 473-2573
Email: pemberle@ciramail.com
7. The website address at which the Association's dedicatory instruments are available in accordance with Section 207.006 of the Texas Property Code is www.ciranet.com/residentialportal.
8. The following described fees are charged by the Association in relation to a property transfer in the Subdivision Development:

Resale Certificate	\$375.00
Conveyance/Transfer Fee	\$325.00
Refinance Fee	\$250.00
Statement of Account	\$295.00

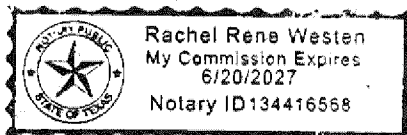
This Management Certificate is effective as of the 21 day of February, 2025.

PEMBERLEY ESTATES HOMEOWNERS ASSOCIATION,
INC., a Texas nonprofit corporation

By: Crystal Avendano
Name: Crystal Avendano
Title: Director of Association mgmt

THE STATE OF TEXAS §
COUNTY OF TARRANT §

This instrument was acknowledged before me on 21 day of February, 2025, by
Avendano, Crystal for Pemberley Estates Homeowners
Association, Inc., a Texas nonprofit incorporation, on behalf of said association.



Rachel Westen
Notary Public Signature

[SEAL]

AFTER RECORDING RETURN TO:

Adam Pugh
CAGLE PUGH, LTD., LLP
4301 Westbank Dr. A-150
Austin, Texas 78746

MANAGEMENT CERTIFICATE
PEMBERLEY ESTATES HOMEOWNERS ASSOCIATION, INC.