D226179344 09/14/2026 01:44 PM Page: 1 of 3 Fee: $28.00 Submitter: Henry Oddo Austin & Fletcher PC
Electronically Recorded by Tarrant County Clerk in Official Public Records
MARY LOUISE NICHOLSON
COUNTY CLERK

AFTER RECORDING, RETURN TO:
Judd A. Austin, Jr.
Henry Oddo Austin & Fletcher, P.C.
1717 Main Street
Suite 4600
Dallas, Texas 75201

STATE OF TEXAS §
§
COUNTY OF TARRANT §

PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE FOR WILLIS COVES HOMEOWNERS ASSOCIATION

This PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE ("*Certificate*") is made on behalf of WILLIS COVES HOMEOWNERS ASSOCIATION, a Texas non-profit corporation ("*Association*").

WHEREAS, Centex Homes, a Nevada general partnership, as the Declarant, executed and previously placed of record that certain Declaration of Covenants, Conditions and Restrictions for Willis Coves on October 25, 2000, under Instrument No. D200241675 in the Official Public Records of Tarrant County, Texas ("*Declaration*") as supplemented or amended, is incorporated herein for all purposes.

WHEREAS, the Association has caused this Certificate to be prepared and filed in accordance with the provisions of the Texas Residential Property Owners Protection Act as provided in Section 209.004 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 the subject of the Declaration is Willis Coves.

2. **Name and Mailing Address of the Association**. The name of the Association is Willis Coves Homeowners Association, and its mailing address is c/o FirstService Residential, Inc. ("*FirstService Residential*"), 14951 N. Dallas Pkwy, Ste. 600, Dallas, Texas 75254.

3. **Recording Data for the Subdivision**. The recording data for Willis Coves, is recorded as Final Plat filed in Cabinet A, Pages 5865-5866 (Phase I), Final Plat filed in Cabinet A, Page 6488 (Phase II), and Final Plat filed in Cabinet A, Pages 7939-7940 (Phase III) in the Official Public Records of Tarrant County, Texas, including all amendments, supplements, and replats thereto.

4. **Recording Data for the Declaration**. The recording data for the Declaration was recorded under Instrument No. D200241675, and Annexation to Declaration as Instrument No.

D201321912, along with any and all amendments and supplements recorded in the Official Public Records of Tarrant County, Texas.

5. **Name and Contact Information for the Association or the Managing Agent of the Association**. The current mailing address for the Association is c/o First Service Residential, 14951 N. Dallas Pkwy, Ste. 600, Dallas, Texas 75254, telephone number is (214) 871-9700, and e-mail address is Mgmt-CertificateTX@fsresidential.com.

6. **Website.** The Association's website may be found at https://williscoveshoa.connectresident.com/.

7. **Fees Due Upon Property Transfer**. Fees charged relating to a property transfer are:

Type of Property Transfer	Amount
Ownership Transfer Fee	$340.00
Resale Certificate (6-10 days; 3-5 days; 1-2 days)	$375.00; $450.00; $500.00
Resale Certificate Update	$75.00
Refinance Fee (6-10 days; 3-5 days; 1-2 days)	$150.00; $225.00; $275.00
Loan Estimate Questionnaire	$100.00
HOA Questionnaire	$250.00
Working Capital Fee	$250.00

8. **Resale Certificates and Other Information**. Resale Certificates and other information regarding the Association may be requested by contacting the Association c/o FirstService Residential via https://www.fsresidential.com/texas/resale-and-lender-documents. The telephone number for FirstService Residential is (214) 871-9700. Alternatively, you may contact the office for FirstService Residential at 14951 N. Dallas Pkwy, Ste. 600, Dallas, Texas 75254 or by e-mail at Mgmt-CertificateTX@fsresidential.com.

IN WITNESS WHEREOF, the undersigned has caused this Certificate to be executed on behalf of the Association in compliance with Section 209.004 of the Texas Property Code. This Certificate shall serve to take the place of all Management Certificates previously filed on behalf of the Association.

[SIGNATURE PAGE TO IMMEDIATELY FOLLOW]

ASSOCIATION:

WILLIS COVES HOMEOWNERS ASSOCIATION,
a Texas non-profit corporation

By: FirstService Residential, Inc.
Its: Managing Agent

By: _____
Mathew Eberius
Its: Regional VP, Strategy & Business Operations

STATE OF TEXAS §
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This instrument was acknowledged before me on the 14 day of September 2026, by Mathew Eberius, Regional VP, Strategy & Business Operations, with FirstService Residential, Inc., the Managing Agent of Willis Coves Homeowners Association, a Texas non-profit corporation.

BRITTANY HUNTER
Notary ID #134077648
My Commission Expires
November 22, 2026

_____
Notary Public, State of Texas