

  
MARY LOUISE NICHOLSON  
COUNTY CLERK

### MANAGEMENT CERTIFICATE

This Management Certificate is recorded pursuant to Section 209.004 of the Texas Property Code.  
This amends all prior Management Certificates filed for this Association.

This MANAGEMENT CERTIFICATE (this "Certificate") is made effective as of February 7, 2024 by The Vineyard Community Association, Inc., a Texas non-profit corporation (the "Association").

### W I T N E S S E T H :

WHEREAS, the Declarant for The Vineyard has previously placed of record that certain Declaration of Covenants, Conditions and Restrictions for The Vineyard filed of record on or about February 26, 2015 (the "Declaration") and recorded at Document #D215039236 in the Real Property Records of Tarrant County, Texas, which Declaration is incorporated herein for all purposes.

WHEREAS, Declarant has created the Association for the benefit of The Vineyard.

WHEREAS, the Association was duly formed on February 13, 2015, as The Vineyard Community Association, Inc.

WHEREAS, the Association has caused this Certificate to be prepared and filed in accordance with the provisions of the Texas Property Code as provided in Section 209 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 subject to the Declaration is The Vineyard.
2. Name of the Association. The name of the Association is The Vineyard Community Association, Inc. and is located at Tarrant County, Texas. The mailing address for the Association is Secure Association Management, PO Box #51555, Denton, TX 76206.
3. Recording Data for the Subdivision. The Declaration, Bylaws and Plats to the subdivision and any amendments, supplements and additions thereto have been recorded in the Tarrant County Clerk's office.
4. Recording Data for the Declaration. The Declaration for the Association was filed on or about February 26, 2015 (the "Declaration") recorded at Document #D215039236 in the Real Property Records of Tarrant County, Texas; which Declaration is incorporated herein for all purposes and any amendments or supplements thereto.
5. The Name and Mailing Address of Managing Agent. The Association's managing agent is:

Secure Association Management  
PO Box #51555  
Denton, TX 76206

6. Manager of the Association. The telephone number for the manager of the Association is 940 497 7328 and the email address for the manager of the Association is info@secure-mgmt.com.

7. Website for the Association. The website for the Association is www.TheVineyardsofKennedale.com.

8. Resale Certificates: Resale Certificates may be requested by contacting Secure Association Management at info@secure-mgmt.com. The cost of a Resale Certificate is \$375.00. The cost of a Transfer Fee is \$175.00. The cost of a Rush Fee is \$100.00. Transfer and Rush Fees are subject to change at the management company's discretion.

IN WITNESS WHEREOF, the undersigned has caused this Certificate to be executed as of the date first above written.

ASSOCIATION:

The Vineyard Community Association, Inc., a Texas non-profit corporation

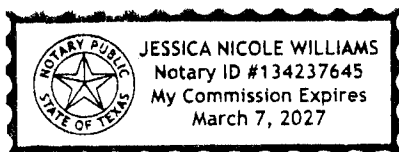
By:

[Signature]  
Authorized Representative for  
The Vineyard Community Association, Inc.

THE STATE OF TEXAS           §  
COUNTY OF DALLAS         §

This instrument was acknowledged before me on this 9<sup>th</sup> day of February, 2024 by John Mackenzie, Authorized Representative for The Vineyard Community Association, Inc., a Texas non-profit corporation, on behalf of such corporation.

Notary Public in and for the State of Texas



Jessica Williams  
Notary Public Signature