


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 January 1, 2025 by The Fairways of Fossil Creek Homeowners Association, Inc., a Texas non-profit corporation (the "Association").

WITNESSETH:

WHEREAS, the Declarant for The Fairways of Fossil Creek has previously placed of record that certain Declaration of Covenants, Conditions and Restrictions for The Fairways of Fossil Creek filed of record on or about February 28, 2008 (the "Declaration") and recorded at Instrument D208068628 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 Fairways of Fossil Creek.

WHEREAS, the Association was duly formed on July 24, 2006, as The Fairways of Fossil Creek Homeowners 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 Fairways of Fossil Creek.
2. Name of the Association. The name of the Association is The Fairways of Fossil Creek Homeowners Association, Inc. and is located at Tarrant County, Texas. The mailing address for the Association is 4Sight Property Management, 4760 Preston Rd., Suite 244-PMB 238, Frisco, TX 75034.
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 28, 2008 (the "Declaration") and recorded at Instrument D208068628 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:

4Sight Property Management
4760 Preston Rd, Suite 244-238
Frisco, TX 75034

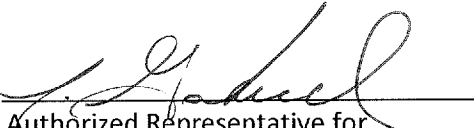
6. Manager of the Association. The telephone number for the manager of the Association is (469) 287-8583 and the email address for the manager of the Association is HOAinformation@4SightPM.com.

7. Website for the Association. The website for the Association is <https://fairwaysfossilcreek.4sightpm.com>
8. Resale Certificates: Resale Certificates may be requested by contacting 4Sight Property Management at (469) 287-8583. The cost of a Resale Certificate is \$375.00. The cost for a rush fee is \$150. The cost for a change fee is \$75. The cost of a transfer fee is \$175. The cost of the buyer acquisition assessment is \$150.

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

ASSOCIATION:

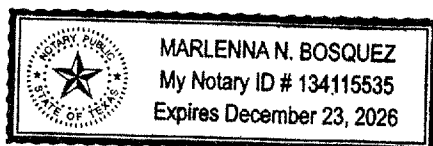
The Fairways of Fossil Creek Homeowners Association, Inc.,
a Texas non-profit corporation


By: 
Authorized Representative for
The Fairways of Fossil Creek Homeowners Association,
Inc.

THE STATE OF TEXAS §
COUNTY OF TARRANT §

This instrument was acknowledged before me on this 9th day of December, 2024 by Todd G. Schwend, Authorized Representative for The Fairways of Fossil Creek Homeowners Association, Inc., a Texas non-profit corporation, on behalf of such corporation.

Notary Public in and for the State of Texas




Notary Public Signature