



D222284202

12/09/2022 10:00 AM

Page: 1 of 2

Fees: \$23.00

CERTIFICATE

SUBMITTER: TAYLOR GUMM

MANAGEMENT CERTIFICATE

Mary Louise Nicholson
MARY LOUISE NICHOLSON
COUNTY CLERK

OF

**EMORY PLACE PHASE III HOMEOWNERS ASSOCIATION, INC.,
A TEXAS PROPERTY OWNERS ASSOCIATION**

EMORY PLACE PHASE III HOMEOWNERS ASSOCIATION, INC., a Texas property owners association files this Management Certificate as required by Texas Property Code § 209.004.

1. **Name of Subdivision:** Emory Place Phase III.
2. **Name of Association:** Emory Place Phase III Homeowners Association, Inc., a Texas nonprofit corporation (the "Association").
3. **Recording Data for Subdivision:** A Final Plat of Lots 25-71, Block 2; Lots 7-16, Block 3; Lots 1-9, Block 4; and Lots 1-20, Block 5, Emory Place III, and Lot I-R, Block 3, Draughon Heights Addition, Additions to the City of Fort Worth, Tarrant County, Texas, situated in the Robert Ray Survey, Abstract No. 1290, Tarrant County, Texas and being a portion of Lots 1, 2, 3, and 4 and all of Lots 7, 8, 9, and 10, Block 2, Draughon Heights Addition to the City of Fort Worth, Tarrant County, Texas, as recorded in Volume 388-D, Page 179, Plat records, Tarrant County, Texas, and being all of Lot 1, Block 3, Draughon Heights Addition to the City of Fort Worth, Tarrant County, Texas, as recorded in Volume 388-W, Page 71, Plat Records of Tarrant County, Texas, as recorded in Volume 388-W, Page 71, Plat records of Tarrant County, Texas, and also being a portion of a called 25 feet R.O.W. vacated by City of Fort Worth Ordinance No. 16687 and a portion of Kuban Boulevard vacated by City of Fort Worth Ordinance No. 17488 and containing 20.193 acres of land.
4. **Recording Data for Declaration:** Declaration of Covenants, Conditions & Restrictions for the Emory Place Phase III dated April 30, 2007 of record as Document # D207149832 of the Real Property Records of Tarrant County, Texas.
5. **Association Contact Information:** Emory Place III Homeowners' Association, Inc.,
953 Iona Drive, Fort Worth, TX 76120
Fort Worth, Texas 76120
6. **Representative Contact Information:** Tyler Clausnitzer
953 Iona Drive
Fort Worth, Texas 76120
Phone: 817-617-8130
Email: HOA@emoryplace3.org
7. **Website Address:** The Association website address is www.emoryplace3.org.
8. **Property Transfer Fee:** The Association may charge a fee for a property transfer within the subdivision, including but not limited to fees for

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS OF
TARRANT COUNTY, TEXAS
12/09/2022 10:00 AM

D222284202
CERTIFICATE
Pages: 2
Fees: \$23.00



Mary Louise Nicholson
MARY LOUISE NICHOLSON
COUNTY CLERK

resale certificates, estoppel certificates, copies of the Documents, compliance inspections, ownership record changes, and priority processing, provided the fees are customary in amount, kind, and number for the local marketplace. Transfer-related fees are not refundable and may not be regarded as a prepayment of or credit against regular or special assessments. Transfer-related fees do not apply to the following transfers unless a party to the transfer requests the corresponding documentation: (1) foreclosure of a deed of trust lien, tax lien, or the Association's assessment lien; (2) transfer to, from, or by the Association; (3) voluntary transfer by an owner to one or more co-owners, or to the owner's spouse, child, or parent. Transfer-related fees may be charged by the Association or by the Association's managing agent, provided there is no duplication of fees. Transfer-related fees charged by or paid to a managing agent must have the prior written approval of the Association, are not subject to the Association's assessment lien, and are not payable by the Association. This Section does not obligate the board or the managing agent to levy transfer-related fees.

9. Other Appropriate Information:

The current Bylaws, dated July 13, 2007, are recorded as Document # D207251372 in the Real Property Records of Tarrant County, Texas.

This Management Certificate is dated this 7 day of December, 2022.

Emory Place Phase III Homeowners Association

[Signature]
By: Tyler Clausnitzer, President

STATE OF TEXAS

COUNTY OF TARRANT

§
§
§

This instrument was acknowledged before me on this 7th day of December, 2022, by Tyler Clausnitzer, President of Emory Place Phase III Homeowners Association.

[Signature]
Notary Public; State of Texas

