


MARY LOUISE NICHOLSON
COUNTY CLERK

AFTER RECORDING RETURN TO:

Judd A. Austin, Jr.
Henry Oddo Austin & Fletcher, P.C.
1700 Pacific Avenue
Suite 2700
Dallas, Texas 75201

STATE OF TEXAS §
 §
COUNTY OF TARRANT §

**PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE
FOR
FW LINWOOD TOWNHOMES OWNERS ASSOCIATION, INC.**

This PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE (this "*Certificate*") is made on behalf of FW LINWOOD TOWNHOMES OWNERS ASSOCIATION, INC., a Texas non-profit corporation (the "*Association*").

W I T N E S S E T H :

WHEREAS, Village Homes, L.P., a Texas limited partnership, as Declarant, previously placed of record that certain Declaration of Covenants, Conditions, Easements and Restrictions for FW Linwood Townhomes Owners Association, Inc., and recorded on November 30, 2017, under Instrument No. D217276117 in the Official Public Records of Tarrant County, Texas (the "*Declaration*") including any amendments thereof or supplements thereto are 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 Linwood Addition.
2. **Name and Mailing Address of the Association.** The name of the Association is FW Linwood Townhomes Owners Association, Inc., and its mailing address is P. O. Box 51555, Denton, Texas 76206.

3. **Recording Data for the Subdivision.** The plat reflecting the subdivision is recorded as Instrument Number D217227288; and the Replat of Lots 1-6 and 15, Block 9 of the Linwood Addition, Lots 28R-1, 28R-2, 28R-3, 29R-1, 29R-2, and HOA Lot A, all in Block II, of the Linwood Addition according to the Correction Plat of Final Plat recorded as Instrument No. D217009051, of the Official Real Property Records of Tarrant County, Texas, together with Lots 18R-1, 18R-2, 18R-3, 19R-1, 19R-2, 19R-3, all filed in the Map or Plat Records of Tarrant County, Texas.

4. **Recording Data for the Declaration.** The Declaration is recorded as Instrument No. D217276117, and any amendments thereof or supplements thereto are recorded in the Official Public Records of Tarrant County, Texas.

5. **Name and Contact Information for the Managing Agent of the Association.** The current name and mailing address for the Association is c/o Secure Association Management, P. O. Box 51555, Denton, Texas 76206, and telephone (940) 497-7328.

6. **Website:** The Association's website may be found at <https://secure.cincwebaxis.com/142>.

7. **Fees Due Upon Property Transfer.** Fees charged relating to a property transfer are: (i) up to \$375.00 as resale certificate fee; (ii) fees for resale certificate update: (a) 1-14 days from issuance – no charge (b) 14-45 days from issuance - \$50.00; (c) 45-90 days from issuance - \$75.00; (iii) rush fees: (a) 1 business day - \$125.00; (b) 3 business days - \$75.00; (c) 5 business days - \$50.00; (iv) 3 day shipping fee - \$45.00; (v) up to \$275.00 transfer fee following foreclosure; (vi) up to \$150.00 inspection fee; and (vi) up to \$100 acquisition fee.

8. **Resale Certificates:** Resale Certificates may be requested by contacting the Association c/o Secure Association Management via <http://www.secure-mgmt.com/> or e-mail at resale@secure-mgmt.com. The phone number for Secure Association Management is (940) 497-7328.

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.

ASSOCIATION:

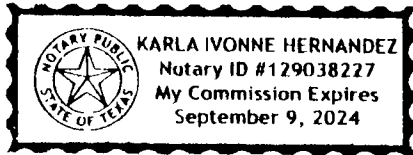
**FW LINWOOD TOWNHOMES OWNERS
ASSOCIATION, INC.,**
a Texas non-profit corporation

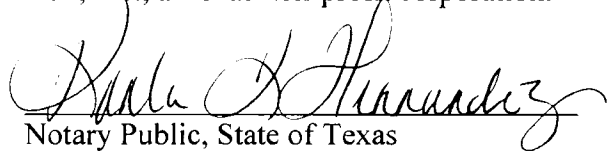
By: Secure Association Management
Its: Managing Agent

By: 
John MacKenzie, Community Manager

STATE OF TEXAS §
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COUNTY OF DENTON §

This instrument was acknowledged before me on the 25th day of August 2021, by John MacKenzie, Community Manager with Secure Association Management, the Managing Agent of FW Linwood Townhomes Owners Association, Inc., a Texas non-profit corporation.




Notary Public, State of Texas