

Tanglewood Estates

**PROPERTY OWNERS ASSOCIATION
MANAGEMENT CERTIFICATE**

(Section 209.004, Texas Property Code)

THIS PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE is executed by Tanglewood Estates Property Owners Association, Inc., a Texas nonprofit corporation, (the "Association") and filed in the Official Public Records of McLennan County, Texas, in accordance with the provisions of Section 209.004 of the Texas Property Code, as amended. The Association hereby states as follows:

1. The name of the subdivision (the "Subdivision") is **Tanglewood Estates Addition**. The Subdivision is located in Woodway, McLennan County, Texas.
2. The name of the Association is **Tanglewood Estates Property Owners Association, Inc.**, a Texas nonprofit corporation (the "Association").
3. The Subdivision is reflected on (a) that certain plat of Tanglewood Estates Addition, Phase 1A, an Addition to the City of Woodway, McLennan County, Texas, according to the Map or Plat thereof recorded on March 1, 2021, as McLennan County Clerk's Document No. 2021007211 in the Official Public Records of McLennan County, Texas, and (b) that certain plat of Tanglewood Estates Addition, Phase 1B, an Addition to the City of Woodway, McLennan County, Texas, according to the Map or Plat thereof recorded on June 15, 2021, as McLennan County Clerk's Document No. 2021023395 in the Official Public Records of McLennan County, Texas.
4. The Subdivision is subject to and burdened by that certain Declaration of Protective Covenants, Conditions and Restrictions ("Declaration") dated as of March 3, 2021, and recorded as McLennan County Clerk's Document No. 2021008795 in the Official Public Records of McLennan County, Texas, as supplemented and amended by that certain Supplemental Declaration of Protective Covenants dated as of June 16, 2021, and recorded as McLennan County Clerk's Document No. 2021044245 in the Official Public Records of McLennan County, Texas.
5. The mailing address and contact information for the Association is as follows:

Tanglewood Estates Property Owners Association, Inc.
Attn: David Mercer
1927 Columbus Avenue
Waco, Texas 76701
Telephone: 254/300-4192
Email: sales@tanglewood-woodway.com
Website: tanglewood-woodway.com
6. The dedicatory instruments of the Association are available pursuant to Section 207.006 of the Texas Property Code at the following website: tanglewood-woodway.com.

7. The amount and description of the fees and other charges imposed by the Association in connection with the property transfer as follows:

<u>Description</u>	<u>Fee</u>
Resale Certificate	\$250.00
Resale Certificate Update	\$ 75.00
Due Status Letter	\$ 75.00
Initiation Fee	\$300.00
Transfer Administration Fee	\$150.00

8. The Declaration contemplates the payment of assessments and other charges to the Association by each owner of a lot within the Subdivision. The charges, assessments and sums, together with such interest thereon and cost of collection thereof as provided in the Declaration constitutes a charge on such lot and are secured by a continuing contractual lien upon the lot against which such assessments or charges are made. The contractual lien securing such charges, assessments and sums may be subordinate to certain bona fide purchase money liens or mortgages created for improvements covering such lot.

IN WITNESS WHEREOF, this Property Owners Association Management Certificate has been executed by the Association to be effective as of, although not necessarily on, May 17, 2022.

ASSOCIATION:

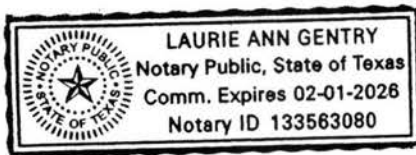
Tanglewood Estates Property Owners Association, Inc.,
a Texas nonprofit corporation

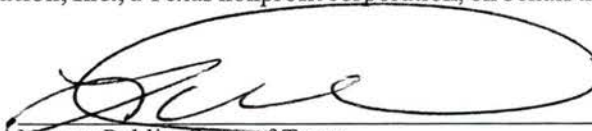
By: 
David Mercer,
President

STATE OF TEXAS §
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COUNTY OF MCLENNAN §

This instrument was acknowledged before me May 17, 2022, by David Mercer, President of **Tanglewood Estates Property Owners Association, Inc.,** a Texas nonprofit corporation, on behalf thereof and in the capacity herein stated.

(seal)




Notary Public, State of Texas

After recording, return to:

Jack T. Gannon, Esq.
Sims Moore Hill & Gannon, L.L.P.
P. O. Box 1096
Hillsboro, Texas 76645

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FILED AND RECORDED

OFFICIAL PUBLIC RECORDS



J. A. "Andy" Harwell, County Clerk
05/17/2022 01:34 PM

Fee: \$20.00
2022019924 PROPOWASSOCMGTCE
McLennan County, Texas