


MARY LOUISE NICHOLSON
COUNTY CLERK

**PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE**
for
TAVOLO PARK HOMEOWNERS ASSOCIATION, INC.

THE STATE OF TEXAS §
§
COUNTY OF TARRANT §

The undersigned, being the President of Tavolo Park Homeowners Association, Inc., a non-profit corporation ("Association") organized and existing under the laws of the State of Texas, submits the following information pursuant to Section 209.004 of the Texas Property Code which supersedes any prior Management Certificate filed by the Association:

1. Name of Subdivision: The name of the subdivision is Tavolo Park.
2. Name of Association: The name of the Association is Tavolo Park Homeowners Association, Inc.
3. Recording Data for the Subdivision:
 - a. Lots 3 through 10, inclusive, and Lot 10X, in Block Two (2); Lots 10 through 17, inclusive, and Lot 17X, in Block Four (4); Lots 1 through 13, inclusive, and Lot 13X, in Block Five (5); Lots 21 through 38, inclusive, and Lot 21X, in Block Eight (8); Lots 1 through 30, inclusive, and Lot 17X, in Block Nine (9); Lots 1 through 35, inclusive, and Lot 11X, in Block Ten (10); Lots 1 through 28, inclusive, and Lots 10X and 28X, in Block Eleven (11); Lots 1 through 19, inclusive, in Block Twelve (12); Lots 1 through 12, inclusive, and Lot 12X, in Block Thirteen (13); Lots 1 through 9, inclusive, in Block Fourteen (14); and Lot 1X, in Block Fifteen (15), Tavolo Park, an addition in Fort Worth, Tarrant County, Texas according to the plat thereof recorded under Clerk's Document No. D218030065 of the Plat Records of Tarrant County, Texas.
 - b. Lots 1 through 7, inclusive, and Lot 1X in Block Four (4); Lots 1 through 23, inclusive, and Lots 1X and 23X in Block Six (6); Lots 1 through 41, inclusive, and Lot 23X in Block Seven (7); and Lots 1 through 16, inclusive, and Lot 16X in Block Eight (8); Lots 1 through 9, inclusive, and Lot 10X in Block Twenty (20); Lots 10 through 21, inclusive, in Block Twenty (20); Lots 1 through 18, inclusive, and Lot 1X in Block Twenty-One (21), Tavolo Park, an addition in Tarrant County, Texas according to the plat thereof recorded under Clerk's Document No. D220163271 of the Plat Records of Tarrant County,

Texas (such addition being commonly referred to as "Tavolo Park, Phase 2").

- c. Lots 20 through 37, inclusive, and Lot 1X in Block Twelve (12); Lots 13 through 25, inclusive; and Lot 13X in Block Thirteen (13); Lots 1 through 36, inclusive, in Block Sixteen (16); Lots 1 through 12, inclusive, in Block Seventeen (17); and Lots 1 through 22, inclusive, and Lot 1X in Block Eighteen (18), Tavolo Park, an addition in Tarrant County, Texas according to the plat thereof recorded under Clerk's Document No. D220132530 of the Plat Records of Tarrant County, Texas (such addition being commonly referred to as "Tavolo Park, Phase 3").
- d. Lot 2X in Block 15; Lots 2-12, 1X in Block 19; Lots 1-16, 1X in Block 23; Lots 1-19 in Block 24; Lots 1-19, 1X in Block 25; Lots 1-18, 1X in Block 26; Lots 1-21 in Block 27; Lots 1-28 in Block 28; Lots 1-33 in Block 29; and Lots 1-34 in Block 30, Tavolo Park, an addition in Tarrant County, Texas according to the plat thereof recorded under Clerk's Document No. D221367678 of the Plat Records of Tarrant County, Texas (such addition being commonly referred to as "Tavolo Park, Phase 4").

4. Recording Data for the Declaration:*

a. Documents:

- (1) Declaration of Covenants, Conditions and Restrictions for Tavolo Park.
- (2) First Amendment to Declaration of Covenants, Conditions and Restrictions for Tavolo Park.
- (3) Annexation and Supplemental Declaration of Covenants, Conditions and Restrictions for Tavolo Park [Commonly Referred to as Tavolo Park, Phase 2].
- (4) Annexation and Supplemental Declaration of Covenants, Conditions and Restrictions for Tavolo Park [Commonly Referred to as Tavolo Park, Phase 3].
- (5) Annexation and Supplemental Declaration of Covenants, Conditions and Restrictions for Tavolo Park [Commonly Referred to as Tavolo Park, Phase 4].

b. Recording Information:

- (1) Tarrant County Clerk's File No. D218174752.
- (2) Tarrant County Clerk's File No. D219080008.
- (3) Tarrant County Clerk's File No. D220232087.
- (4) Tarrant County Clerk's File No. D220140936.
- (5) Tarrant County Clerk's File No. D222290338.

5. Name and Mailing Address of the Association: The name and mailing address of the Association is Tavolo Park Homeowners Association, Inc. c/o Guardian Association Management LLC, 12700 Hillcrest Road, Suite 234, Dallas, Texas 75230-2157.
6. The Contact Information for the Association's Designated Representative: The contact information of the designated representative of the Association is: Guardian Association Management LLC. Address: 12700 Hillcrest Road, Suite 234, Dallas, Texas 75230-2157. Phone No.: 972.458.2200. Email Address: guardian@guardianam.com.
7. The Association's Dedicatory Instruments are Available to Members Online at: www.guardianam.com.
8. The Amount and Description of the Fees and Other Charges Charged by the Association in Connection with a Property Transfer:

Description	Fee
Resale Certificate	\$ 375.00
Resale Certificate Update	\$ 75.00
Transfer Fee	\$ 275.00
Inspection Fee	\$ 150.00
Bank Owned Property Package	\$ 250.00
Lender Questionnaire Fee	\$175.00 - \$275.00
Tiered Rush Fee	\$25.00 - \$150.00
Statement of Account Fee	\$50.00 - \$100.00
TREC Form Update	\$50.00 - \$75.00
CD Delivery Fee	\$ 30.00
Shipping Fee	Up to \$45.00
Credit Card Payment Convenience Fee	\$ 6.00
Capital Assessment [Declaration Article V, Section 5.8]	Upon conveyance of a lot after substantial completion of a residential dwelling, the purchaser of a lot is required to pay to the

	Association a sum equal to the amount of the Annual Maintenance Charge in effect as of the date of closing; upon each subsequent conveyance of a lot, the purchaser of the lot is required to pay to the Association 1/2 the amount of the Annual Maintenance Charge in effect as of the date of closing. The Capital Assessment amount must be confirmed with the Association.
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Executed on this 27th day of December, 2022.

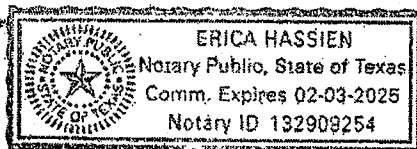
TAVOLO PARK HOMEOWNERS
ASSOCIATION, INC.

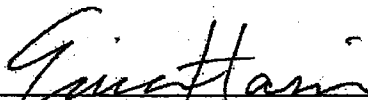
By: Rylan Yowell
Rylan Yowell, President

*This Management Certificate does not purport to identify every publicly recorded document affecting the Subdivision, or to report every piece of information pertinent to the Subdivision. Rather, the purpose of this Management Certificate is to provide information sufficient for a title company or others to correctly identify the Subdivision and to contact the Association. No person should rely on this Management Certificate for anything other than instructions for identifying and contacting the Association.

THE STATE OF TEXAS §
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COUNTY OF DALLAS §

BEFORE ME, the undersigned notary public, on this 27TH day of DECEMBER, 2022 personally appeared Rylan Yowell, President of Tavolo Park Homeowners Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and in the capacity therein expressed.





Notary Public in and for the State of Texas