



**AMENDED AND RESTATED MANAGEMENT CERTIFICATE  
OF  
SPRINGTOWN HEIGHTS ADDITION  
HOMEOWNERS ASSOCIATION, INC.**

The undersigned, being an officer of Springtown Heights Addition Homeowners Association, Inc. (the "Association") and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

**THIS CERTIFICATE AMENDS, RESTATES AND REPLACES IN ITS ENTIRETY THAT CERTAIN SPRINGTOWN HEIGHTS ADDITION HOMEOWNERS ASSOCIATION, INC. MANAGEMENT CERTIFICATE, RECORDED AS DOCUMENT D20200358 THE OFFICIAL PUBLIC RECORDS OF PARKER COUNTY, TEXAS.**

1. The name of the subdivision: Springtown Heights Addition Homeowners Association, Inc.
2. The name of the association: Springtown Heights Addition Homeowners Association, Inc., a Texas non-profit corporation.
3. The recording data for the subdivision: That real property in Parker County, Texas, as described in Exhibit "A" to that certain Declaration of Covenants, Conditions and Restrictions for Springtown Heights Addition Homeowners Association, Inc., recorded under Document No. D202003581 Official Public Records of Parker County, Texas (the "Declaration").
4. The recording data for the Declaration with any amendments and/or supplements to the Declaration: The recording data for the Declaration and any amendments and supplements thereto, are particularly described on Exhibit "A" attached hereto and incorporated herein by reference.
5. The name and mailing address of the Association: Springtown Heights Addition Homeowners Association, Inc. c/o Property Management Group, LLC, 10340 Alta Vista Road, Fort Worth, TX 76244, Attn: Dawn Kelly.
6. The name, mailing address, telephone number, and email address of the person managing the association:

Name:	Property Management Group, LLC
Attn:	Dawn Kelly
Mailing Address:	10340 Alta Vista Road Unit C, Fort Worth, TX 76244
Telephone Number:	817.337.1221
Email Address:	DKelly@PropertyManagementGroup.org; CustomerService@PropertyManagementGroup.org
7. Website to access the association's dedicatory instruments: N/A
8. Amount and description of fees related to property transfer in the subdivision: The association fees are in the following amounts:

Transfer Fee – \$150.00

Resale Certificate Fee - \$250.00

The association fees cover all costs that the association incurs related to a property transfer in the subdivision.

EXECUTED to be effective on the date this instrument is Recorded.

**SPRINGTOWN HEIGHTS ADDITION HOMEOWNERS  
ASSOCIATION, INC., a Texas non-profit corporation**

By: *Dawn Kelly*  
Name: *Dawn Kelly*  
Title: *Property Manager*

STATE OF TEXAS §

COUNTY OF *Tarrant* §

This instrument was acknowledged before me this *16<sup>th</sup>* day of *December*, 2021 by *Dawn Kelly, Property Manager* of Springtown Heights Addition Homeowners Association, Inc., a Texas non-profit corporation, on behalf of said non-profit corporation.

[SEAL]

*Janna Jeane Perez*  
Notary Public Signature

**AFTER RECORDING RETURN TO:**  
**PROPERTY MANAGEMENT**  
**GROUP, LLC**  
**10340 ALTA VISTA ROAD UNIT C**  
**FORT WORTH, TX 76244**  
**DKELLY@PROPERTYMANAGEMENTGROUP.ORG**



**EXHIBIT "A"**

**RECORDING DATA FOR THE DECLARATION AND RELATED DOCUMENTS**

1. Declaration of Covenants, Conditions and Restrictions for Springtown Heights Addition Homeowners Association, recorded as Document No. D202003581 on December 3', 2019., Official Public Records of Parker County, Texas.

**FILED AND RECORDED**

OFFICIAL PUBLIC RECORDS

*Lila Deakle*

202200161

01/03/2022 02:15 PM

Fee: 34.00

Lila Deakle, County Clerk

Parker County, Texas

MANAGECERT

SPRINGTOWN HEIGHTS AMENDED AND  
RESTATED MANAGEMENT CERTIFICATE