


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 §
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COUNTY OF TARRANT §

**PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE
FOR
THORNBRIDGE EAST PHASE V HOMEOWNERS ASSOCIATION, INC.**

This PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE (this "Certificate") is made on behalf of THORNBRIDGE EAST PHASE V HOMEOWNERS ASSOCIATION, INC., a Texas non-profit corporation (the "Association").

W I T N E S S E T H :

WHEREAS, J&J NRH 100 FLP, a Texas family limited partnership, as Declarant, executed and previously placed of record that certain Declaration of Covenants, Conditions and Restrictions for Thornbridge East Phase V, recorded on April 8, 2021 as Instrument No. D221097217 *et. seq.* in the Official Public Records of Tarrant County, Texas (the "Declaration") as supplemented or amended, is 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 Thornbridge East Phase V.
2. **Name and Mailing Address of the Association.** The name of the Association is Thornbridge East Phase V Homeowners Association, Inc., and its mailing address is P. O. Box 51555, Denton, Texas 76206.

3. **Recording Data for the Subdivision.** The recording data for Thornbridge East Phase V subdivision, located in the City of North Highland Hills, Tarrant County, Texas is attached to the Declaration as Exhibit A to Instrument No. D221097217 in the Official Public Records, Tarrant County, Texas.

4. **Recording Data for the Declaration.** The Declaration is recorded as Instrument No. D221097217, along with any and all amendments and supplements thereto, 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 www.ThornbridgeEastPhaseVHOA.com.

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.

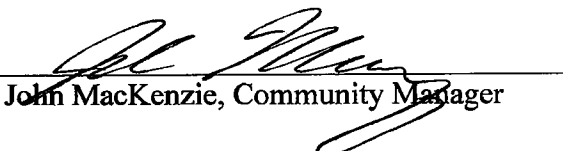
8. **Resale Certificates.** Resale Certificates may be requested by contacting the Association c/o Secure Association Management via <http://www.secure-mgmt.com/> or e-mail at resale@secure-mgmt.com. The phone number for Secure Association Management is (940) 497-7328.

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:

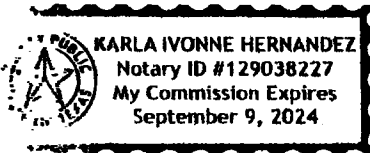
**THORNBRIDGE EAST PHASE V
HOMEOWNERS ASSOCIATION, INC.,**
a Texas non-profit corporation

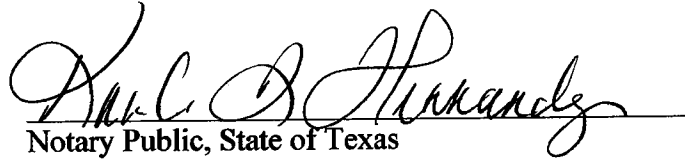
By: Secure Association Management
Its: Managing Agent

By: 
John MacKenzie, Community Manager

STATE OF TEXAS §
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COUNTY OF DENTON §

This instrument was acknowledged before me on the 27th day of August, 2021, by John MacKenzie, Community Manager with Secure Association Management, the Managing Agent of Thornbridge East Phase V Homeowners Association, Inc., a Texas non-profit corporation.




Notary Public, State of Texas