

  
MARY LOUISE NICHOLSON  
COUNTY CLERK

**THE SHORE BREEZE HOMEOWNERS ASSOCIATION MANAGEMENT CERTIFICATE**

This Property Owners' Association Management Certificate is being recorded by The Shore Breeze Homeowners Association (the "Association") in compliance with the terms of Chapter 209 of the Texas Property Code and supersedes any prior management certificate filed by the Association. The Association submits the following additional information:

**Name of the Subdivision:** Shore Breeze

**Name of the Association:** The Shore Breeze Homeowners Association

**Recording Data for Association:**

The Subdivision is recorded according to the Map and Plat Records in Tarrant County, Texas, as follows:

- (a) Plat recorded with Tarrant County records in Cabinet A Slide 6193 and 6187 No. D200233001 and No. D200232357

**Recording Data for Restrictions:**

The Declarations for the Association are recorded in the Real Property Records of Tarrant County, Texas, as follows:

- (a) Declaration of Covenants, Conditions and Restrictions for The Shore Breeze Homeowners Association filed for record as Document number D201008874
- (b) Bylaws filed for record as Document number D213273842
- (c) Articles of Incorporation filed for record as Document number D213273842
- (d) Resolution adopting a Collection Policy filed for record as Document number D213273842
- (e) Violation Policy filed for record as Document number D213273842
- (f) Records Inspection Policy for record as Document number D213273842
- (g) Payment Plan Policy for record as Document number D213273842
- (h) Membership Voting Policy for record as Document number D213273842
- (i) Email Registration Policy for record as Document number D213273842
- (j) Religious Item Display Policy for record as Document number D213273842
- (k) Solar Energy Device Policy for record as Document number D213273842
- (l) Roofing Materials Policy for record as Document number D213273842
- (m) Rainwater Collection Devices Policy for record as Document number D213273842
- (n) Flag Display Policy for record as Document number D213273842
- (o) Drought Resistant Landscaping & Natural Turf Policy for record as Document number D213273842
- (p) Violation Enforcement Resolution Policy for record as Document number D213273842
- (q) Application of Payments Policy for record as Document number D213273842
- (r) Conflict of Interest Policy for record as Document number D213273842

**Name and Mailing Address of the Association**

The Shore Breeze Homeowners Association  
c/o Principal Management Group of North Texas  
801 E. Campbell Road Ste 620  
Richardson, TX 75081

**Name, Mailing Address, Telephone Number, and E-mail Address of Person Managing the Association or its Designated Representative**

Principal Management Group of North Texas  
 801 E. Campbell Road Ste 620  
 Richardson, TX 75081  
 214-368-4030  
 NTXcustomercare@associa.us

**Website Address of the Association**

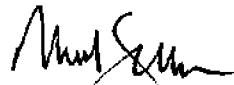
www.townsq.io

**Property Transfer Fee(s) Charged by the Association:**

New account setup fee establishing new owner's account in the association's records: \$45  
 Resale Certificate: \$375  
 Resale Certificate Update: \$75  
 Legacy Account Closure Fee: \$220  
 Refinance Statement of Account: \$75  
 Expediate Fee for Resale Certificate prior to 10 business day delivery obligation: \$175 for 1-day expediate  
 \$120 for 3-day expediate

Executed on this the 11 day of June 2022

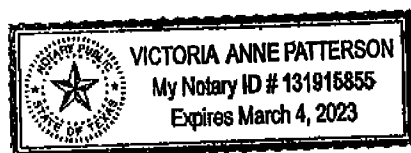
The Shore Breeze Homeowners Association, acting by and through its managing agent, Principal Management Group of North Texas



Mark Southall, Branch President

STATE OF TEXAS       §  
                                   §  
 COUNTY OF TARRANT §

This instrument was acknowledged before me on the 11 day of June 2022 by Mark Southall, Branch President with Principal Management Group of North Texas, the managing agent for The Shore Breese Homeowners Association, a Texas nonprofit corporation, on behalf of such corporation.



  
 Notary Public, State of Texas