


MARY LOUISE NICHOLSON
COUNTY CLERK

AFTER RECORDING, RETURN TO:

**Judd A. Austin, Jr.
Henry Oddo Austin & Fletcher, P.C.
1717 Main Street
Suite 4600
Dallas, Texas 75201**

STATE OF TEXAS §
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COUNTY OF TARRANT §

**PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE
FOR
HOMEOWNERS ASSOCIATION OF HULEN HEIGHTS, INC.**

This PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE ("Certificate") is made on behalf of HOMEOWNERS ASSOCIATION OF HULEN HEIGHTS, INC., a Texas non-profit corporation ("Association").

WHEREAS, Hillwood RLD, L.P., as the Declarant, executed and previously placed of record that certain Declaration of Covenants, Conditions and Restrictions for Hulen Heights on January 19, 1999, under Instrument No. D199014787 of the Official Public Records of Tarrant County, Texas ("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 Columbus Heights Addition – Phase I, Phase II, and Phase III.
2. **Name and Mailing Address of the Association.** The name of the Association is Homeowners Association of Hulen Heights, Inc. and its mailing address is c/o RealManage, LLC ("*RealManage*"), P.O. Box 803555, Dallas, Texas 75380.
3. **Recording Data for the Subdivision.** The recording data for Hulen Heights, an addition to the City of Fort Worth, Tarrant County, Texas, is recorded as Instrument No. D198296183 (Phase I), Instrument No. D200160544 (Phase II), and Instrument No. D201028978 (Phase III) in the Official Public Records of Tarrant County, Texas, including all amendments, supplements, and replats thereto.
4. **Recording Data for the Declaration.** The recording data for the Declaration was recorded under Instrument No. D199014787, Instrument No. D200137323 (Supplement), Instrument

No. D200184189 (Supplement Clarification), Instrument No. D200220980 (Correction to the Declaration), and Instrument No. D202108871 (First Amendment), along with any and all amendments and supplements recorded in the Official Public Records of Tarrant County, Texas.

5. **Name and Contact Information for the Association or the Managing Agent of the Association.** The current mailing address for the Association is c/o RealManage, P.O. Box 803555, Dallas, Texas 75380, telephone number is (866) 473-2573, email address is hulenhwa@ciramail.com, and fax number is (866) 919-5696.

6. **Website.** The Association's website may be found at www.realmanage.com/closingportal.

7. **Fees Due Upon Property Transfer.** Fees charged relating to a property transfer are:

Type of Property Transfer	Dollar Amount
Resale Certificate	\$375.00
Conveyance/Transfer Fee	\$325.00
Refinance Fee	\$250.00
Statement of Account	\$250.00

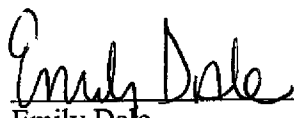
8. **Resale Certificates and Other Information.** Resale Certificates and other information regarding the Association may be requested by contacting the Association c/o RealManage via www.realmanage.com/closingportal, or by telephone number at (866) 473-2573. Alternatively, you may contact the office for RealManage at P.O. Box 803555, Dallas, Texas 75380 or by email address at hulenhwa@ciramail.com.

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. This Certificate shall serve to take the place of all Management Certificates previously filed on behalf of the Association.

ASSOCIATION:

**HOMEOWNERS ASSOCIATION OF
HULEN HEIGHTS, INC.
a Texas non-profit corporation**

By: RealManage, LLC
Its: Managing Agent

By: 
Emily Dale
Its: Assigned Manager

STATE OF TEXAS §
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COUNTY OF DALLAS §

This instrument was acknowledged before me on the 25 day of February, 2025, Emily Dale, Assigned Manager, with RealManage, LLC, the Managing Agent of Homeowners Association of Hulen Heights, Inc., a Texas non-profit corporation.

Willie Delores Murray
Notary Public, State of Texas

