

  
MARY LOUISE NICHOLSON  
COUNTY CLERK

**MANAGEMENT CERTIFICATE  
OF  
CARROLL ST. TOWNHOMES RESIDENTIAL COMMUNITY, INC.**

The undersigned, being an officer of Carroll St. Townhomes Residential Community, Inc., a Texas nonprofit corporation (the "Association"), and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

1. The name of the subdivision: Carroll St. Townhomes.
2. The name of the Association: Carroll St. Townhomes Residential Community, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: All that certain real property located in Tarrant County, Texas, made subject to that certain Declaration of Covenants, Conditions and Restrictions for Carroll St. Townhomes, recorded under Document No. D225036219, Official Public Records of Tarrant County, Texas, as same may be amended from time to time (the "Declaration").
4. The recording data for the Declaration with any Amendments and/or Supplements thereto: The recording data for the Declaration and any amendments and/or supplements thereto are more particularly described on Attachment 1 attached hereto and incorporated herein by reference.
5. The name and mailing address of the Association: Carroll St. Townhomes Residential Community, Inc., c/o Vision Communities Management, 5757 Alpha Road, Suite 680, Dallas, Texas 75240
6. The name, mailing address, telephone number, and email address of the person managing the Association:

Name:	Carroll St. Townhomes Residential Community, Inc. c/o Vision Communities Management
Mailing Address:	5757 Alpha Road, Suite 680 Dallas, Texas 75240
Telephone Number:	972-612-2303
Email Address:	<a href="http://www.vcmntexas.com">www.vcmntexas.com</a>

8. Website to access the Association's dedicatory instruments:  
[www.carrollstreetresidential.com](http://www.carrollstreetresidential.com)

9. Amount and description of fees related to property transfer: The Association fees are in the following amounts:

Working Capital Assessment – 6 months of Regular Assessments

Transfer Fee - \$250.00

Resale Certificate Fee: \$340.00

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

*[SIGNATURE PAGE FOLLOWS]*

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

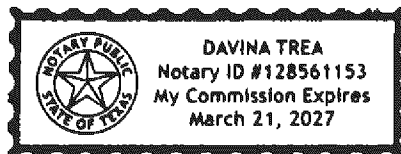
**CARROLL ST. TOWNHOMES RESIDENTIAL  
COMMUNITY, INC., a Texas nonprofit corporation**

By: [Signature]  
Name: ROSS WARR  
Title: DIRECTOR - PRESIDENT

THE STATE OF Texas §  
COUNTY OF Harris §

This instrument was acknowledged before me on the 4 day of March, 2025, by ROSS WARR, the PRESIDENT of Carroll St. Townhomes Residential Community, Inc., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

[SEAL]



[Signature]  
Notary Public Signature

**After recording return to:**

Robert D. Burton, Esq.  
Mark D. Grobmyer  
WINSTEAD PC  
600 West 5<sup>th</sup> Street, Ste. 900  
Austin, Texas 78701  
[rburton@winstead.com](mailto:rburton@winstead.com)  
[mgrobmyer@winstead.com](mailto:mgrobmyer@winstead.com)

**ATTACHMENT 1****RECORDING DATA FOR THE DECLARATION AND RELATED DOCUMENTS**

1. Declaration of Covenants, Conditions and Restrictions for Carroll St. Townhomes, recorded as Document No. D225036219, Official Public Records of Tarrant County, Texas.
2. Carroll St. Townhomes Community Manual, recorded as Document No. D225036272, Official Public Records of Tarrant County, Texas.
3. Carroll St. Townhomes Adoption of Working Capital Assessment, recorded as Document No. D225036260, Official Public Records of Tarrant County, Texas.