


MARY LOUISE NICHOLSON
COUNTY CLERK

**PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE
FOR
SOUTHGATE ADDITION HOMEOWNERS ASSOCIATION, INC.**

THE STATE OF TEXAS §
 §
COUNTIES OF TARRANT §

The undersigned, being the Managing Agent of Southgate Addition Homeowners Association, Inc., a non-profit corporation organized and existing under the laws of the State of Texas, submits the following information pursuant to Section 209.004 of the Texas Property Code which supersedes any prior Management Certificate filed by Southgate Addition Homeowners Association, Inc.:

1. Name of Subdivision: Southgate Addition.
2. Name of Association: Southgate Addition Homeowners Association, Inc.
3. Recording Data for the Subdivision:
 - a) Southgate Addition Estates is an addition to the city of Grand Prairie located in Tarrant County, Texas, according to the maps or plats thereof, recorded in the Map Records of Tarrant County, Texas, under File Number Volume 7056, Page 183 along with any amendments or supplements thereto.
4. Recording Data for the Declaration:
 - a) Southgate Addition is subject to the Declaration of Covenants, Conditions, and Restrictions for Southgate Addition Homeowners Association, Inc. which are filed in the real property records in Tarrant County, Texas as follows:
 - a. Filed Document: Declaration of Covenants, Conditions and Restrictions; Filed Date: April 8, 2002; Recording Information: D202096877 in Volume 15593, Page 127.
5. Name and Mailing Address of the Association is: Southgate Addition Homeowners Association, Inc. c/o FirstService Residential Texas, Inc., 14951 North Dallas Pkwy., Suite 600, Dallas, TX 75254.
6. Name and Mailing Address of Person Managing the Association or Its Designated Representative is: Southgate Addition Homeowners Association, Inc. c/o FirstService Residential Texas, Inc., 14951 North Dallas Pkwy., Suite 600, Dallas, TX 75254.
7. Telephone Number to Contact the Association is: 214-871-9700.

8. Email Address to Contact the Association: Resale Certificates and other information regarding the Association may be requested by contacting the Association c/o FirstService Residential via <https://www.fsresidential.com/texas/resale-and-lender-documents>. Alternatively, you may contact the office for FirstService Residential by e-mail at Mgmt-CertificateTX@fsresidential.com.
9. The Association's website is: <https://southgate.connectresident.com>.
10. Fees charged by the Association upon the sale or transfer of Property:
- a. Resale Disclosure Package: \$375.00.
 - i. 1-2 days: \$500.00.
 - ii. 3-5 days: \$450.00.
 - b. Resale Disclosure Update (Within 60 days of Original Request): \$75.00.
 - c. Transfer Fee: \$340.00.
 - d. Refinance Certificate Fee: \$150.00.
 - i. 1-2 days: \$275.00.
 - ii. 3-5 days: \$225.00.
 - e. Developer to Builder Fee: \$340.00.
 - f. HOA Questionnaire (optional): \$250.00.
 - g. Loan Estimate Questionnaire (optional): \$100.00.

Executed on this the 1st day of October 2024.

SOUTHGATE ADDITION HOMEOWNERS
ASSOCIATION, INC.

By: Jennifer Huerta
Jennifer Huerta, Market President of FirstService
Residential Dallas Fort Worth, LLC

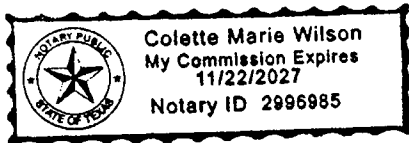
THE STATE OF TEXAS

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ACKNOWLEDGMENT

COUNTY OF DALLAS

BEFORE ME, the undersigned notary public, on this the 1st day of October 2024 personally appeared, President of FirstService Residential Texas, Inc., and Managing Villages of Southgate Addition Homeowners Association, Inc. known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that s/he executed the same for the purpose and in the capacity therein expressed and on behalf of the Association.



[Signature]
Notary Public in and for the State of Texas

E-RECORDED BY:

ISG | SEARS
BENNETT
& GERDES, LLP

6548 GREATWOOD PKWY.

SUGAR LAND, TEXAS 77479