

The Villas at Smithfield Homeowners Association Property Owners' Association Management Certificate

As Required by Section 209.004, Texas Property Code

This certificate updates and replaces any previously recorded management certificate for this subdivision, such as instruments recorded as Documents D221015021 and D217238349.

1. Subdivision information. The Villas at Smithfield is an addition to the city of North Richland Hills in Tarrant County, Texas. The plats are recorded in the Plat Records of Tarrant County, Texas as:

Plat 1: Instrument D216230541

2. Declaration information. Lots in The Villas at Smithfield are subject to Declaration of Covenants, Conditions and Restrictions, recorded on October 12th, 2017 as Instrument D217237435, Real Property Records, Tarrant County, Texas.

3. Name of property owners' association. The Villas at Smithfield Homeowners Association.

4. How to contact the association through its managing agent.

The Villas at Smithfield Homeowners Association
c/o FirstService Residential Texas, Inc., a Texas Corporation, d/b/a FirstService Residential
("FirstService Residential")
14951 North Dallas Parkway, Suite 600
Dallas, Texas 75254
Phone: 214-871-9700
Website: www.fsresidential.com
Email Address: Mgmt-CertificateTX@fsresidential.com
Community Website: <https://VillasatSmithfield.connectresident.com>
Resale Disclosure Package: \$375.00
Homeowner Setup/Unit Transfer: \$295.00

5. Purpose. The purpose of the Property Owners' Association Management Certificate is to provide information sufficient for a title company to correctly identify the subdivision and to contact its governing association. This Management Certificate does not purport to identify every publicly recorded document affecting the subdivision, or to report every piece of information pertinent to the subdivision. No person should rely on this Management Certificate for anything other than instructions for contacting the association in connection with the transfer of title to a home in the subdivision.



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Fees: \$23.00

PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE
SUBMITTER: FIRSTSERVICE RESIDENTIAL TEXAS

Mary Louise Nicholson
MARY LOUISE NICHOLSON
COUNTY CLERK

Signed this 9 day of Dec 2022

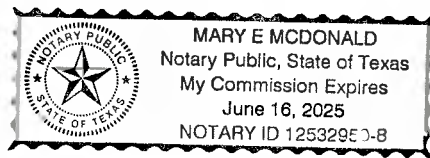
The Villas at Smithfield Homeowners
Association, a Texas property owners'
association

By: [Signature]

Lisa Cunningham, Senior Vice President
FirstService Residential Texas, Managing Agent

THE STATE OF TEXAS
COUNTY OF DALLAS

This instrument was acknowledged before me on this 9 day of Dec 2022 by
Lisa Cunningham, on behalf of FirstService Residential, Managing Agent of a Texas property owners'
association, on behalf of said association.



[Signature]
Notary Public, State of Texas

AFTER RECORDING, PLEASE RETURN TO:

The Villas at Smithfield Homeowners Association
c/o FirstService Residential Texas, Inc., a Texas Corporation, d/b/a FirstService Residential
("FirstService Residential")
14951 North Dallas Parkway, Suite 600
Dallas, Texas 75254



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OFFICIAL PUBLIC RECORDS OF
TARRANT COUNTY, TEXAS
01/06/2023 03:45 PM
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PROPERTY OWNERS ASSOCIATION MANAGEMENT CE
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Fees: \$23.00
[Signature]
MARY LOUISE NICHOLSON
COUNTY CLERK