

**AMENDED AND RESTATED MANAGEMENT CERTIFICATE
OF
EMERALD PARK H.A., INC.**

The undersigned, being an officer of Emerald Park H.A., Inc. (the "Association") and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

THIS CERTIFICATE AMENDS, RESTATES AND REPLACES IN ITS ENTIRETY ANY AND ALL PREVIOUSLY RECORDED EMERALD PARK H.A. INC. MANAGEMENT CERTIFICATES, RECORDED IN THE OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS.

1. The name of the subdivision: Emerald Park
2. The name of the association: Emerald Park H.A., Inc., a Texas non-profit corporation.
3. The recording data for the subdivision: That real property in Tarrant County, Texas, as described in Appendix "A" to that certain Declaration of Covenants, Conditions and Restrictions for Emerald Park, recorded under Document No. D204033285, Official Public Records of Tarrant County, Texas (the "Declaration").
4. The recording data for the Declaration with any amendments and/or supplements to the Declaration: The recording data for the Declaration and any amendments and supplements thereto, are particularly described on Exhibit "A" attached hereto and incorporated herein by reference.
5. The name and mailing address of the Association: Emerald Park H.A., Inc. c/o Property Management Group, LLC, 10340 Alta Vista Road Unit C, Fort Worth, TX 76244, Attn: Dawn Kelly.
6. The name, mailing address, telephone number, and email address of the person managing the association:

Name:	Property Management Group, LLC
Attn:	Dawn Kelly
Mailing Address:	10340 Alta Vista Road Unit C, Fort Worth , TX 76244
Telephone Number:	817.337.1221
Email Address:	DKelly@PropertyManagementGroup.org; CustomerService@PropertyManagementGroup.org

7. Website to access the association's dedicatory instruments: emeraldparkhoa.com
8. Amount and description of fees related to property transfer in the subdivision: The association fees are in the following amounts:

Transfer Fee – \$150.00



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Fees: \$27.00

PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE
SUBMITTER: PROPERTY MANAGEMENT GROUP LLC

EMERALD PARK H.A., INC.
AMENDED AND RESTATED MANAGEMENT CERTIFICATE

MARY LOUISE NICHOLSON
COUNTY CLERK

Resale Certificate Fee - \$250.00;
Resale Certificate Update: \$75.00;
Refinance Certificate: \$75.00;

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

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

EMERALD PARK H.A., INC., a
Texas non-profit corporation

By: _____

Name: Dawn Kelly

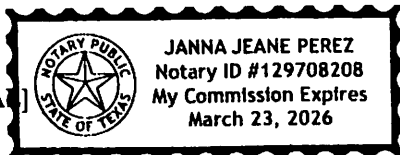
Title: Property Manager

STATE OF TEXAS §
 §
COUNTY OF TARRANT §

This instrument was acknowledged before me this 14th Day of December, 2022 by

Dawn Kelly of Emerald Park H.A., Inc., a Texas non-profit corporation, on behalf of said non-profit corporation.

[SEAL]



Notary Public Signature

AFTER RECORDING RETURN TO:
PROPERTY MANAGEMENT GROUP, LLC
10340 ALTA VISTA ROAD UNIT C
FORT WORTH, TX 76244
DKELLY@PROPERTYMANAGEMENTGROUP.ORG

EXHIBIT "A"

RECORDING DATA FOR THE DECLARATION AND RELATED DOCUMENTS

1. Declaration of Covenants, Conditions and Restrictions for Emerald Park H.A., recorded as Document No. D204033285 in the Official Public Records of Tarrant County, Texas.
 - A. Amendment to the Declaration of Covenants, Conditions and Restrictions for Emerald Park H.A. Estates, recorded as Document No. D212076609 in the Official Public Records of Tarrant County, Texas.
2. Bylaws of The Homeowners' Association of Lake Vista Estates, Inc., recorded approximately January 2004 in the Official Public Records of Tarrant County, Texas.
3. Plat of Emerald Park H.A., Inc.: recorded as Document No.: D203228086 in the Official Public Records of Tarrant, County, Texas.



FILED AND RECORDED
OFFICIAL PUBLIC RECORDS OF
TARRANT COUNTY, TEXAS
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PROPERTY OWNERS ASSOCIATION MANAGEMENT CE
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Fees: \$27.00

Mary Louise Nicholson
MARY LOUISE NICHOLSON
COUNTY CLERK