


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 §
 §
COUNTY OF TARRANT §

**PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE
FOR
HOMEOWNER'S ASSOCIATION OF TWIN MILL FARMS, INC.**

This PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE (this "*Certificate*") is made on behalf of HOMEOWNER'S ASSOCIATION OF TWIN MILL FARMS, INC., a Texas non-profit corporation ("*Association*").

W I T N E S S E T H :

WHEREAS, Taurus Twin Mills Limited Partnership, a Delaware limited partnership, as Declarant, executed and placed of record that certain Declaration of Covenants, Conditions and Restrictions for Twin Mills, recorded on February 8, 2005, under Instrument Number D205037771 in 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 Twin Mill Farms, Phases I and II.
2. **Name and Mailing Address of the Association.** The name of the Association is Homeowner's Association of Twin Mill Farms, Inc., and its mailing address is c/o RealManage, LLC, P.O. Box 803555, Dallas, TX 75380 - 866.473.2573.
3. **Recording Data for the Subdivision.** The recording data for the subdivision is recorded in Cabinet A, Slide 9888 - 9889 (Phase I) and Cabinet A, Slide 10043 (Phase II), as

amended or revised and including any replats thereof, in the Map/Plat Records or Official Public Records of Tarrant County, Texas.

4. **Recording Data for the Declaration.** The recording data for the Declaration is Instrument Number D205037771, Instrument No. D206186024, and Instrument No. D224214908, along with any and all amendments thereof and supplements thereto recorded in the Official Public Records of Tarrant County, Texas.

5. **Name and Contact Information for the Managing Agent of the Association.** The Association's Managing Agent is RealManage, LLC, and its current mailing address is P.O. Box 803555, Dallas, TX 75380, 866.473.2573, TWINMLFM@CiraMail.com.

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

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

Type of Property Transfer	Dollar Amount
Resale Certificate	\$375
Conveyance/Transfer Fee	\$325
Refinance Fee	\$250
Statement of Account	\$295

8. **Resale Certificates and Other Information.** Resale Certificates and other information regarding the Association may be requested via the RealManage Closing Portal at www.realmanage.com/closingportal.

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.

[SIGNATURE TO FOLLOW]

ASSOCIATION:

**HOMEOWNER'S ASSOCIATION
OF TWIN MILL FARMS, INC.,**
a Texas non-profit corporation

By: RealManage, LLC
Its: Managing Agent

By: Emily Dale
Community Manager

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

This instrument was acknowledged before me on the 15 day of September, 2025, by Emily Dale, Community Manager with RealManage, LLC, the Managing Agent of Homeowner's Association of Twin Mill Farms, Inc., a Texas non-profit corporation.



[Signature]
Notary Public, State of Texas