


MARY LOUISE NICHOLSON
COUNTY CLERK

MANAGEMENT CERTIFICATE

This Management Certificate is recorded pursuant to Section 82.116 of the Texas Property Code.
This amends all prior Management Certificates filed for this Association.

This MANAGEMENT CERTIFICATE (this "Certificate") is made effective as of September 9, 2024 by Main 7 Homeowners Association, Inc. a/k/a Main 7 Urban Villas, a Texas non-profit corporation (the "Association").

WITNESSETH:

WHEREAS, the Declarant for Main 7 Urban Villas has previously placed of record that certain Declaration of Covenants, Conditions and Restrictions for Main 7 Urban Villas filed of record on or about April 20, 2020 (the "Declaration") and recorded at Instrument No. D220089580 in the Real Property Records of Tarrant County, Texas, which Declaration is incorporated herein for all purposes.

WHEREAS, Declarant has created the Association for the benefit of Main 7 Urban Villas.

WHEREAS, the Association was duly formed on March 29, 2019, as Main 7 Homeowners Association, Inc. a/k/a Main 7 Urban Villas.

WHEREAS, the Association has caused this Certificate to be prepared and filed in accordance with the provisions of the Texas Property Code as provided in Section 82 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 subject to the Declaration is Main 7 Urban Villas.
2. Name of the Association. The name of the Association is the Main 7 Homeowners Association, Inc. a/k/a Main 7 Urban Villas and is located at Tarrant County, Texas. The mailing address for the Association is RealManage, LLC, P.O. Box 803555, Dallas, TX 75380.
3. Recording Data for the Subdivision. The Declaration, Bylaws and Plats to the subdivision and any amendments, supplements and additions thereto have been recorded in the Tarrant County Clerk's office.
4. Recording Data for the Declaration. The Declaration for the Association was filed on or about April 20, 2020 (the "Declaration") recorded at Instrument No. D220089580 in the Real Property Records of Tarrant County, Texas; which Declaration is incorporated herein for all purposes and any amendments or supplements thereto.
5. The Name and Mailing Address of Managing Agent. The Association's managing agent is:

RealManage, LLC
P.O. Box 803555
Dallas, TX 75380

6. Manager of the Association. The telephone number for the manager of the Association is 866-473-2573 and the email address for the manager of the Association is association@ciramail.com.

7. Resale Certificates: Resale Certificates may be requested by contacting RealManage, LLC at www.realmanage.com/closingportal. The costs in regard to Resale Certificates/Transfer Fees are below:

- a. Resale Certificate- \$375.00
- b. Conveyance/Transfer Fee- \$325.00
- c. Refinance Fee- \$250.00
- d. Statement of Account- \$275.00

IN WITNESS WHEREOF, the undersigned has caused this Certificate to be executed as of the date first above written.

ASSOCIATION:

Main 7 Homeowners Association, Inc. a/k/a Main 7
Urban Villas, a Texas non-profit corporation

By: Cristal Avendaño
Authorized Representative for
Main 7 Homeowners Association, Inc. a/k/a
Main 7 Urban Villas

THE STATE OF TEXAS §
COUNTY OF TARRANT §

This instrument was acknowledged before me on this 20 day of September, 2024 by Cristal Avendaño Authorized Representative for Main 7 Homeowners Association, Inc. a/k/a Main 7 Urban Villas, a Texas non-profit corporation, on behalf of such corporation.

Notary Public in and for the State of Texas



Rachel Westen
Notary Public Signature