



**MANAGEMENT CERTIFICATE OF  
THE PRESERVE ON ASH CREEK PROPERTY  
OWNERS' ASSOCIATION, INC.**

The undersigned, being an officer of THE PRESERVE ON ASH CREEK PROPERTY OWNERS' Association, Inc. (the "Association") and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

1. The name of the subdivision: The Preserve on Ash Creek
2. The name of the association: THE PRESERVE ON ASH CREEK PROPERTY OWNERS' Association, 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 Tehama Ridge, recorded under Document No. 202110811, Official Public Records of Parker 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: THE PRESERVE ON ASH CREEK PROPERTY OWNERS' Association, Inc. c/o Property Management Group, LLC, 10340 Alta Vista Road, Keller, 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, Keller, TX 76244
Telephone Number:	817.337.1221
Email Address:	DKelly@PropertyManagementGroup.org; CustomerService@PropertyManagementGroup.org

7. Website to access the association's dedicatory instruments:  
[www.preserveonashcreekpoa.com](http://www.preserveonashcreekpoa.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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Resale Certificate Fee - \$250.00

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.

**THE PRESERVE ON ASH CREEK PROPERTY OWNERS' ASSOCIATION, INC., a**

Texas non-profit corporation

By: *Dawn Kelly*  
Name: Dawn Kelly  
Title: Authorized Agent

STATE OF TEXAS §

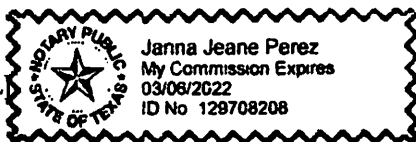
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COUNTY OF Tarrant §

This instrument was acknowledged before me this 15<sup>th</sup> day of February, 2022 by

Dawn Kelly, Authorized Agent of THE PRESERVE ON ASH CREEK PROPERTY OWNERS' Association, Inc., a Texas non-profit corporation, on behalf of said non-profit corporation.

[SEAL]



*Janna Jeane Perez*  
Notary Public Signature

**AFTER RECORDING RETURN TO:**

**PROPERTY MANAGEMENT**

**GROUP, LLC**

**10340 ALTA VISTA ROAD UNIT C**

**FORT WORTH, TX 76244**

**DKELLY@PROPERTYMANAGEMENTGROUP.ORG**

MANAGEMENT CERTIFICATE

## EXHIBIT "A"

The Preserve on Ash Creek, a subdivision located in Parker County, Texas, and any other subdivisions which have been or may be subsequently annexed thereto and made subject to the authority of The Preserve on Ash Creek Property Owners' Association, Inc., which sections were originally encumbered by restrictive covenants filed of record in Parker County, Texas, as follows:

DATE RECORDED	CLERK'S FILE NO.	DOCUMENT
March 22, 2021	202110811	Declaration of Covenants, Conditions, Restrictions, Easements, Charges and Liens For The Preserve on Ash Creek Subdivision
April 8, 2021	202113596	Resolution of The Board of Directors of The Preserve on Ash Creek Property Owners' Association, Inc. Regarding Records Production and Copying Policy
April 8, 2021	202113597	Resolution of The Board Of Directors of The Preserve on Ash Creek Property Owners' Association, Inc. Regarding Records Retention Policy
April 8, 2021	202113598	Resolution of The Board of Directors of The Preserve on Ash Creek Property Owners' Association, Inc. Regarding Payment Plan Policy
April 8, 2021	202113599	Bylaws of The Preserve on Ash Creek Property Owners' Association, Inc., A Nonprofit Corporation
<u>Feb</u> , 2022	<u>TBD</u>	Resolution of The Board of Directors of The Preserve on Ash Creek Property Owners' Association, Inc. Regarding Procurement Policy

# FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

*Lila Deakle*

202208340  
03/04/2022 01:53 PM  
Fee: 34.00  
Lila Deakle, County Clerk  
Parker County, Texas  
MANAGECERT