

**PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE  
FOR  
THE HEIGHTS OF WEATHERFORD HOMEOWNERS ASSOCIATION, INC.**

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THE STATE OF TEXAS                   §  
  §  
COUNTIES OF PARKER               §


The undersigned, being the Managing Agent of The Heights of Weatherford Homeowners Association, Inc., a non-profit corporation organized and existing under the laws of the State of Texas, submits the following information pursuant to Section 209.004 of the Texas Property Code which supersedes any prior Management Certificate filed by The Heights of Weatherford Homeowners Association, Inc.:

1. Name of Subdivision: Heights of Weatherford.
2. Name of Association: The Heights of Weatherford Homeowners Association, Inc.
3. Recording Data for the Subdivision:
  - a) Being a tract of land out of John Davis Survey, Abstract No. 349 and situated in the City of Weatherford, Parker County, Texas, and surveyed by Miller Surveying, Inc. of Hurst, Texas in August of 2016, said tract being a portion of the same tract of land described in the deed to Weatherford 55, Ltd. recorded as Document No. 2014-19611 in the Deed Records of Parker County, Texas.
  - b) Heights of Weatherford Estates Phase One, per the plat recorded under Document No. 201628885, Plat Records of Parker County, Texas.
  - c) Heights of Weatherford Estates Phase Two, per the plat recorded under Document No. 201808950, Plat Records of Parker County, Texas.
  - d) Heights of Weatherford Estates Phase II, per the plat recorded under Document No. 201809843, Plat Records of Parker County, Texas.
4. Recording Data for the Declaration:
  - a) Declaration of Covenants, Conditions and Restrictions for The Heights of Weatherford, filed December 20, 2016, under Document No. 201629001 in the Property Records of Parker County, Texas.
  - b) First Supplement to the Declaration of Covenants, Conditions and Restrictions for The Heights of Weatherford filed April 17, 2018, under Document No. 201808690 in the Property Records of Parker County, Texas.
5. Name and Mailing Address of the Association is: The Heights of Weatherford Homeowners Association, Inc. c/o FirstService Residential Texas, Inc., 14951 North Dallas Pkwy., Suite 600, Dallas, TX 75254.

6. Name and Mailing Address of Person Managing the Association or Its Designated Representative is: The Heights of Weatherford Homeowners Association, Inc. c/o FirstService Residential Texas, Inc., 14951 North Dallas Pkwy., Suite 600, Dallas, TX 75254.
7. Telephone Number to Contact the Association is: 214-871-9700.
8. Email Address to Contact the Association: [Mgmt-CertificateTX@fsresidential.com](mailto:Mgmt-CertificateTX@fsresidential.com)
9. The Association's website may be found at:  
<https://TheHeightsofWeatherfordHOA.connectresident.com>
10. Fees charged by the Association upon the sale or transfer of Property:
  - a. Resale Certificate: \$375.00 or more not to exceed the maximum allowable rate.
  - b. Rush Fee for Resale Certificate:
    - i. 1-2 days: \$125.00.
    - ii. 3-5 days: \$75.00.
  - c. Updated Certificate: after 30 days of issuance of the original \$75.00.
  - d. Transfer Fee: \$340.00.
  - e. Welcome Packet Fee: \$26.50.
  - f. Refinance Fee: \$150.00.
  - g. Rush Fee for Refinance:
    - i. 1-2 days: \$125.00.
    - ii. 3-5 days: \$75.00.
  - h. Lender Questionnaire (optional): \$350.00.
  - i. Copy of Governing Documents (optional): \$345.00.
  - j. Working Capital Fee: \$200.00


Executed on this the 31st day of October 2023.

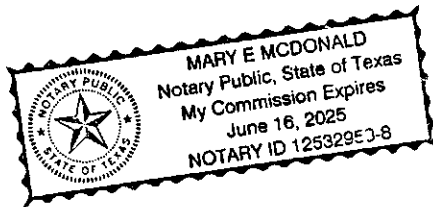
THE HEIGHTS OF WEATHERFORD  
HOMEOWNERS ASSOCIATION, INC.

By:   
Patrick Droesch, President of FirstService  
Residential Texas, Inc.

THE STATE OF TEXAS       §  
   §       ACKNOWLEDGMENT  
COUNTY OF DALLAS       §

BEFORE ME, the undersigned notary public, on this the 31<sup>st</sup> day of October 2023 personally appeared Patrick Droesch, President of FirstService Residential Texas, Inc., and Managing Agent of The Heights of Weatherford Homeowners Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that s/he executed the same for the purpose and in the capacity therein expressed and on behalf of the Association.

  
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Notary Public in and for the State of Texas



E-RECORDED BY:

 | SEARS  
BENNETT  
& GERDES, LLP

6548 GREATWOOD PKWY.  
SUGAR LAND, TEXAS 77479

## FILED AND RECORDED

OFFICIAL PUBLIC RECORDS



*Lila Deakle*

202329505

11/14/2023 09:47:52 AM

Fee: \$34.00

Lila Deakle, County Clerk

Parker County, Texas

MANAGECERT