

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
MATTHEWS COURT HOMEOWNER'S ASSOCIATION, INC.**

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

WHEREAS, Landlock, LLC, as the Declarant, executed and previously placed of record that certain Declaration of Covenants, Conditions and Restrictions for Matthews Court on June 20, 2018, under Instrument No. D218134958 of 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 Matthews Court.
2. **Name and Mailing Address of the Association**. The name of the Association is Matthews Court Homeowner's Association, Inc., and its mailing address is P. O. Box 92112, Southlake, Texas 76092.
3. **Recording Data for the Subdivision**. The recording data for Matthews Court, an addition to the City of Southlake, Tarrant County, Texas, is recorded as Instrument No. D218095356 in the Official Public Records of Tarrant County, Texas, including all amendments, supplements, and replats thereto.
4. **Recording Data for the Declaration**. The recording data for the Declaration was recorded under Instrument No. D218134958 along with any and all amendments and supplements recorded in the Official Public Records of Tarrant County, Texas.

5. **Name and Mailing Address of the Association or its Designated Representative.** The current mailing address for the Association is P. O. Box 92112, Southlake, Texas 76092, telephone number is (817) 805-3507, and e-mail address is matthewscourthoa@gmail.com.

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

| Type of Property Transfer | Dollar Amount |
|---------------------------|---------------|
| Capital Contribution Fee | \$300.00 |
| Resale Fee | \$0.00 |
| Transfer Fee | \$0.00 |

7. **Resale Certificates and Other Information.** Resale Certificates and other information regarding the Association may be requested by contacting the Association via e-mail at matthewscourthoa@gmail.com.

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.

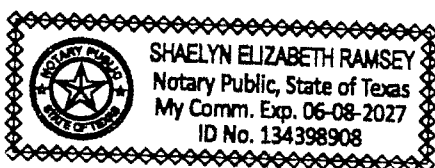
ASSOCIATION:

**MATTHEWS COURT
HOMEOWNER'S ASSOCIATION, INC.
a Texas non-profit corporation**

By: James Roberts
James Roberts
Its: President

STATE OF TEXAS §
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This instrument was acknowledged before me on the 7th day of June 2024, by James Roberts, President of Matthews Court Homeowner's Association, Inc., a Texas non-profit corporation.



Shaelyn Elizabeth Ramsey
Notary Public State of Texas