


MARY LOUISE NICHOLSON
COUNTY CLERK

**PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE
for
SWEETGRASS HOMEOWNERS ASSOCIATION, INC.**

THE STATE OF TEXAS §
 §
COUNTY OF TARRANT §

The undersigned, being the Managing Agent for Sweetgrass Homeowners Association, Inc., a non-profit corporation ("Association") 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 Association:

1. Name of Subdivision: The name of the subdivision is Sweetgrass.
2. Name of Association: The name of the Association is Sweetgrass Homeowners Association, Inc.
3. Recording Data for the Subdivision:
 - a. Sweetgrass Phase 1A, a subdivision in Tarrant County, Texas according to the map or plat thereof recorded under Instrument No. D222096676 of the Plat Records of Tarrant County, Texas and all amendments to or replats of said maps or plats, if any.
 - b. Sweetgrass Phase 1B, a subdivision in Tarrant County, Texas according to the map or plat thereof recorded under Instrument No. D223070764 of the Plat Records of Tarrant County, Texas and all amendments to or replats of said maps or plats, if any.
 - c. Sweetgrass Phase 1C, a subdivision in Tarrant County, Texas according to the map or plat thereof recorded under Instrument No. D222096103 and replatted under Document No. D223070605 of the Plat Records of Tarrant County, Texas and all amendments to or replats of said maps or plats, if any.
 - d. Sweetgrass Phase 2, a subdivision in Tarrant County, Texas according to the map or plat thereof recorded under Instrument No. D224019760 of the Plat Records of Tarrant County, Texas and all amendments to or replats of said maps or plats, if any.
4. Recording Data for the Declaration:*
 - a. Documents:

- (1) Declaration of Covenants, Conditions and Restrictions for The Sweetgrass Subdivision.
- (2) First Amendment to the Declaration of Covenants, Conditions and Restrictions for The Sweetgrass Subdivision.
- (3) Second Amendment to the Declaration of Covenants, Conditions and Restrictions for The Sweetgrass Subdivision.
- (4) Third Amendment to the Declaration of Covenants, Conditions and Restrictions for The Sweetgrass Subdivision.
- (5) Fourth Amendment to the Declaration of Covenants, Conditions and Restrictions for The Sweetgrass Subdivision.
- (6) Fifth Amendment to the Declaration of Covenants, Conditions and Restrictions for The Sweetgrass Subdivision.
- (7) Annexation and Supplemental Declaration of Covenants, Conditions and Restrictions for The Sweetgrass Subdivision Tarrant County, Texas [Phase 1B].
- (8) Annexation and Supplemental Declaration of Covenants, Conditions and Restrictions for The Sweetgrass Subdivision Tarrant County, Texas [Phase 1C Replat].
- (9) Annexation and Supplemental Declaration of Covenants, Conditions and Restrictions for The Sweetgrass Subdivision Tarrant County, Texas [Phase 2].

b. Recording Information:

- (1) Tarrant County Clerk's File No. D222218111.
- (2) Tarrant County Clerk's File No. D222281143.
- (3) Tarrant County Clerk's File No. D223023361.
- (4) Tarrant County Clerk's File No. D223164405.
- (5) Tarrant County Clerk's File No. D224050690.
- (6) Tarrant County Clerk's File No. D224128934.
- (7) Tarrant County Clerk's File No. D223127168.
- (8) Tarrant County Clerk's File No. D223200177.
- (9) Tarrant County Clerk's File No. D224050689.

5. Name and Mailing Address of the Association: The name and mailing address of the Association is Sweetgrass Homeowners Association, Inc. c/o Villa Manna Association Management, LLC, 106 N. Denton Tap Road #210-375, Coppell, Texas 75019.
6. The Contact Information for the Association's Designated Representative: The contact information of the designated representative of the Association is: Katie Kim, Property Manager, Villa Manna Association Management, LLC. Address: 106 N. Denton Tap Road #210-375, Coppell, Texas 75019. Phone No.: 817.918.9470. Email Address: info@vmanna.com.
7. The Association's Dedicatory Instruments are Available to Members Online at: <https://tiny.cc/SweetgrassHOA>.

8. The Amount and Description of the Fees and Other Charges Charged by the Association in Connection with a Property Transfer:

Description	Fee
Resale Certificate	\$ 375.00
Rush Fee for Resale Certificate	1-2 Business Days \$135.00; 3-4 Business Days \$110.00; 5 Business Days \$85.00
Updated Resale Certificate/Payoff Statement of Account	1-14 Business Days No Charge; 15-45 Business Days \$35.00; 46-90 Business Days \$60.00
Payoff Statement of Account	\$ 135.00
Transfer Fee	\$ 200.00
Capital Reserve/Improvement Fee [Declaration Article 6, Section 6.5(h)]	Upon any sale or transfer of title to a lot by an owner other than declarant or a builder, a contribution shall be made by or on behalf of the purchaser in the amount of \$500.00 for year 2024. This amount shall be reviewed yearly and may be increased. For future years, this fee must be confirmed with the Association.
Move-In Fee [Declaration Article 6, Section 6.5(i)]	Upon any sale or transfer of title to a lot by a builder, a move-in fee of \$500.00 shall be made by the purchaser. For future years, this fee must be confirmed with the Association.

Executed on this 11th day of September, 2024.

**SWEETGRASS HOMEOWNERS
ASSOCIATION, INC.**

By: Villa Manna Association Management, LLC,
Managing Agent

Katherine O. Kim

Katie Kim, Property Manager

*This Management Certificate does not purport to identify every publicly recorded document affecting the Subdivision, or to report every piece of information pertinent to the Subdivision. Rather, the purpose of this Management Certificate is to provide information sufficient for a title company or others to correctly identify the Subdivision and to contact the Association. No person should rely on this Management Certificate for anything other than instructions for identifying and contacting the Association.

THE STATE OF TEXAS §
 §
COUNTY OF DALLAS §

BEFORE ME, the undersigned notary public, on this 11th day of September 2024 personally appeared Katie Kim, Property Manager for Villa Manna Association Management, LLC, Managing Agent for Sweetgrass Homeowners Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purpose and in the capacity therein expressed.

[Signature]

Notary Public in and for the State of Texas

