


MARY LOUISE NICHOLSON
COUNTY CLERK

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
HOMEOWNER'S ASSOCIATION OF GARDEN HEIGHTS, INC.**

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

WHEREAS, Textaur Garden Heights, LLP, a Texas limited liability partnership, as the Declarant, executed and previously placed of record that certain Declaration of Covenants, Conditions and Restrictions for Homeowner's Association of Garden Heights, Inc., on September 1, 2006, under Instrument No. D206274157 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 Garden Heights – Phase 1; Phase 2, Section 1; Phase 3, Section 1; Phase 2, Section 2; Phase 3, Section 2; Phase 3, Section 3; Phase 3, Section 4; Phase 3, Section 5; and Phase 4.

2. **Name and Mailing Address of the Association.** The name of the Association is Homeowner's Association of Garden Heights, Inc., and its mailing address is c/o Triwest Enterprises, Inc. ("*Triwest*"), 9285 Huntington Square, Suite 100, North Richland Hills, Texas 76182.

3. **Recording Data for the Subdivision.** The recording data for Garden Heights, an addition to the City of Mansfield, Tarrant County, Texas, is recorded as Instrument No. D207288023, Instrument No. D206218019, Instrument No. D211038106, Instrument No. D213225027, Instrument No. D213250013, Instrument No. D213270991, Instrument No. D214164753, Instrument No. D215186432, Instrument No. D217262673, and Instrument No. D218004771 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. D206274157, Instrument No. D206303178 (Amendment), Instrument No. D211105889 (First Supplemental), Instrument No. D213238598 (Second Supplemental), Instrument No. D215134921 (Supplemental), Instrument No. D213253106 (Third Supplemental), Instrument No. D214206341 (Amendment), Instrument, No. D216102085 (Amendment), Instrument No. D219159460 (Supplemental), along with any and all amendments and supplements recorded in the Official Public Records of Tarrant County, Texas.

5. **Name and Contact Information for the Association or the Managing Agent of the Association.** The current mailing address for the Association is c/o Triwest, 9285 Huntington Square, Suite 100, North Richland Hills, Texas 76182, telephone number is (817) 788-1000, Ext. 106, and e-mail address is courtney@triwestenterprises.net.

6. **Website.** The Association's website may be found at <https://garden-heights-hoa.sb.payhoa.com/>.

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

Type of Property Transfer	Dollar Amount
Resale Disclosure Package	\$350.00
Resale Disclosure Update (within 60 days of original request)	\$75.00

8. **Resale Certificates and Other Information.** Resale Certificates and other information regarding the Association may be requested by contacting the Association c/o Triwest. The telephone number for Triwest is (817) 788-1000, Ext. 106. Alternatively, you may contact the office for Triwest at 9285 Huntington Square, Suite 100, North Richland Hills, Texas 76182, or by e-mail at courtney@triwestenterprises.net.

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.

[SIGNATURE PAGE TO FOLLOW]

ASSOCIATION:**HOMEOWNER'S
ASSOCIATION OF GARDEN HEIGHTS, INC.,
a Texas non-profit corporation**

By: Triwest Enterprises, Inc.
Its: Managing Agent

By: Courtney Isham
Courtney Isham
Its: Authorized Representative

STATE OF TEXAS §
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COUNTY OF TARRANT §

This instrument was acknowledged before me on the 12 day of January, 2024,
by Courtney Isham, Authorized Representative with Triwest Enterprises, Inc., the Managing Agent
of Homeowner's Association of Garden Heights, Inc., a Texas non-profit corporation.

Dave Horger, Jr.
Notary Public, State of Texas

