D224007512 01/16/2024 09:45 AM Page: 1 of 2 Fee: \$24.00 Submitter: Sears, Bennett & Gerdes, LLP

Electronically Recorded by Tarrant County Clerk in Official Public Records

Roman Nicholan MARY LOUISE NICHOLSON COUNTY CLERK

PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE FOR MAIN 7 HOMEOWNERS ASSOCIATION, INC.

THE STATE OF TEXAS § § § COUNTY OF TARRANT

The undersigned, being the Managing Agent of Main 7 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 Main 7 Homeowners Association, Inc.:

- 1. Name of Subdivision: Main 7 Townhomes.
- 2. Name of Association: Main 7 Homeowners Association, Inc.
- 3. Recording Data for the Subdivision:
 - a) Main 7 Townhome Addition, Lots IX, 2-49, 50X 50-55, 56X, Block 1, an addition to the city of Arlington in Tarrant County, Texas. The plats are recorded in the Plat Records of Tarrant County, Texas, as Plat 1: Document 0220010541, recorded January 15, 2020.
- 4. Recording Data for the Declaration:
 - a) Declaration of Covenants, Conditions and Restrictions for Main 7 Urban Villas, recorded on April 20, 2020, as Document 0220089580, Real Property Records, Tarrant County, Texas.
- 5. Name and Mailing Address of the Association is: Main 7 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: Main 7 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: Resale Certificates and other information regarding the Association may be requested by contacting the Association c/o FirstService https://www.fsresidential.com/texas/resale-and-lender-Residential documents. Alternatively, you may contact the office for FirstService Residential by email at Mgmt-CertificateTX@fsresidential.com.

SDG: FSR-0001

- 9. The Association's website is: https://main7hoa.connectresident.com
- 10. Fees charged by the Association upon the sale or transfer of Property:

Transfer Fee	\$340.00
Resale Disclosure Package (6-10 days; 3-5 days; 1-2 days)	\$375; \$450; \$500
Resale Disclosure Update (within 60 days of original request)	\$75.00
Refinance Certificate Fee (6-10 days; 3-5 days; 1-2 days)	\$150; \$225; \$275
HOA Questionnaire (optional) – (Single Family)	\$250.00
Loan Estimate Questionnaire (optional) – (Single Family)	\$100.00
Custom Lender Form Mortgage Questionnaire –	\$350.00
(Condominiums)	
Uniform Condo Questionnaire (6-10 days; 3-5 days; 1-2 days)	\$220; \$275; \$325
Initial Contribution	2X Assessments
Developer to Builder Resale Fee	\$50.00 per 25 lots

MAIN 7 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 10 day of January 2024, personally appeared Patrick Droesch, President of FirstService Residential Texas, Inc., and Managing Agent of Main 7 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.

in and for the State of Texas

Lacy Victoria Jergovic My Commission Expires 10/17/2027 Notary ID 134607781