

**Denton County  
Juli Luke  
County Clerk**

---

**Instrument Number:** 206442

ERecordings-RP

CERTIFICATE

Recorded On: November 09, 2021 03:42 PM

Number of Pages: 4

---

**" Examined and Charged as Follows: "**

Total Recording: \$38.00

---

**\*\*\*\*\* THIS PAGE IS PART OF THE INSTRUMENT \*\*\*\*\***

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY  
because of color or race is invalid and unenforceable under federal law.

**File Information:**

Document Number: 206442  
Receipt Number: 20211109000791  
Recorded Date/Time: November 09, 2021 03:42 PM  
User: Melissa K  
Station: Station 41

**Record and Return To:**

Simplifile



STATE OF TEXAS  
COUNTY OF DENTON

I hereby certify that this Instrument was FILED In the File Number sequence on the date/time  
printed hereon, and was duly RECORDED in the Official Records of Denton County, Texas.

Juli Luke  
County Clerk  
Denton County, TX

**MANAGEMENT CERTIFICATE**  
**FW BLUFFVIEW ESTATES RESIDENTIAL ASSOCIATION, INC.**

The undersigned, being an Officer of FW Bluffview Estates Residential Association, Inc. (the "Association"), and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

1. The name of the subdivision is Bluffview (the "Subdivision Development").
2. The name of the Association is FW Bluffview Estates Residential Association, Inc. (the "Association").
3. The recording data for the Subdivision Development is as follows:

Final Plat of Bluffview, an addition to the City of Fort Worth, Denton County, Texas, according to the Map or Plat thereof recorded under Document No. 2013-237 of the Plat Records of Denton County, Texas.

Final Plat of Bluffview, an addition to the City of Fort Worth, Denton County, Texas, according to the Map or Plat thereof recorded under Document No. 2015-37 of the Plat Records of Denton County, Texas.

4. The recording data for the declaration applicable to the Subdivision Development, and all amendments thereto, is as follows:

Declaration of Covenants, Conditions and Restrictions for Bluffview, as recorded at Document No. 2014-26448 in the Official Public Records of Denton County, Texas.

Notice of Filing of Dedicatory Instruments of FW Bluffview Estates Residential Association, Inc., as recorded at Document No. 2014-65523 in the Official Public Records of Denton County, Texas.

Property Owners Association Management Certificate for FW Bluffview Estates Residential Association, Inc., as recorded at Document No. 2015-22677 in the Official Public Records of Denton County, Texas.

Certificate and Memorandum of Recording of Dedicatory Instruments for FW Bluffview Estates Residential Association, Inc., as recorded at Document No. 2015-46160 in the Official Public Records of Denton County, Texas.

Property Owners Association Management Certificate for FW Bluffview Estates Residential Association, Inc., as recorded at Document No. 2015-145123 in the Official Public Records of Denton County, Texas.

First Supplemental Certificate and Memorandum of Recording of Dedicatory Instruments for FW Bluffview Estates Residential Association, Inc., as recorded at Document No. 2016-14640 in the Official Public Records of Denton County, Texas.

Second Supplemental Certificate and Memorandum of Recording of Dedicatory Instruments for FW Bluffview Estates Residential Association, Inc., as recorded at Document No. 2016-18629 in the Official Public Records of Denton County, Texas.

Grading and Slope Easement, recorded at Document No. 2016-56284 in the Official Public Records of Denton County, Texas.

Third Supplemental Certificate and Memorandum of Recording of Dedicatory Instruments for FW Bluffview Estates Residential Association, Inc., recorded at Document No. 80309 in the Official Public Records of Denton County, Texas.

Management Certificate of FW Bluffview Estates Residential Association, Inc., recorded at Document No. 145326 in the Official Public Records of Denton County, Texas.

First Supplementary Declaration of Covenants, Conditions and Restrictions for Bluffview (Phase 2), as recorded at Document No. 147115 in the Official Public Records of Denton County, Texas.

Fourth Supplemental Certificate and Memorandum of Recording of Dedicatory Instruments for FW Bluffview Estates Residential Association, Inc., as recorded at Document No. 133709 in the Official Public Records of Denton County, Texas.

5. The name and mailing address of the Association is:

FW Bluffview Estates Residential Association, Inc.  
c/o PMI Premier Management  
950 E. State Highway 114, Suite 160  
Southlake, TX 76092

6. The name, mailing address, telephone number, and email address of the person or entity managing the Association is:

PMI Premier Management  
950 E. State Highway 114, Suite 160  
Southlake, TX 76092  
Tel: (817) 796-6420  
Email: rclark@pmipremier.com

7. The website address at which the Association's dedicatory instruments are available in accordance with Section 207.006 of the Texas Property Code is <https://pmipremier.cincwebaxis.com>.

8. The following described fees are charged by the Association in relation to a property transfer in the Subdivision Development:

|                      |          |
|----------------------|----------|
| Reserve Contribution | \$750.00 |
| Resale Certificate   | \$300.00 |

This Management Certificate is effective as of the 27th day of October, 2021.

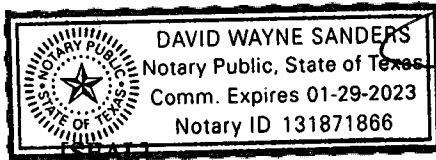
FW BLUFFVIEW ESTATES RESIDENTIAL ASSOCIATION,  
INC., a Texas nonprofit corporation

By: [Signature]  
Name: Robert W. Clark  
Title: Association Manager

THE STATE OF TEXAS §

COUNTY OF DENTON §

This instrument was acknowledged before me on 27 day of OCTOBER, 2021, by ROBERT W. CLARK, Manager for FW Bluffview Estates Residential Association, Inc., a Texas nonprofit corporation, on behalf of said corporation.



[Signature]  
Notary Public Signature

AFTER RECORDING RETURN TO:

Gregory S. Cagle  
CAGLE PUGH, LTD., LLP  
4301 Westbank Dr. A-150  
Austin, Texas 78746