


MARY LOUISE NICHOLSON
COUNTY CLERK

Amber Trails MANAGEMENT CERTIFICATE

This Property Owners' Association Management Certificate is being recorded by **AMBER TRAILS (FORT WORTH) HOMEOWNERS' ASSOCIATION, INC.** (the "Association") in compliance with the terms of Chapter 209 of the Texas Property Code and supersedes any prior management certificate filed by the Association. The Association submits the following additional information:

Name of the Subdivision: AMBER TRAILS HOA

Name of the Association: AMBER TRAILS (FORT WORTH) HOMEOWNERS' ASSOCIATION, INC.

Recording Data for Association:

The Subdivision is recorded according to the Map and Plat Records in TARRANT County, Texas, as follows;

- (a) Amber Trails (Fort Worth) Homeowners' Association, Inc., recorded under Film Code No. D204114944, along with any supplements or replats thereof
- (b) Amber Trails (Fort Worth) Homeowners' Association, Inc. Amended, recorded under Film Code No. D204316164, along with any supplements or replats thereof

Recording Data for Restrictions:

The Declarations for the Association are recorded in the Real Property Records of TARRANT County, Texas, as follows:

- (a) Notice of Filing of Dedicatory Instruments for Amber Trail (Fort Worth) Homeowners Association, Inc., dated February 27, 2012, under Tarrant County clerks file no. D212068154
- (b) Notice of Filing of Dedicatory Instruments for Amber Trail (Fort Worth) Homeowners Association, Inc., dated October 20, 2010, under Tarrant County clerks file no. D210284530
- (c) Notice of Filing of Dedicatory Instruments for Amber Trail (Fort Worth) Homeowners Association, Inc., dated February 27, 2012, under Tarrant County clerks file no. D212068156
- (d) Notice of Filing of Dedicatory Instruments for Amber Trail (Fort Worth) Homeowners Association, Inc., dated February 27, 2012, under Tarrant County clerks file no. D212068159
- (e) Notice of Filing of Dedicatory Instruments for Amber Trail (Fort Worth) Homeowners Association, Inc., dated February 27, 2012, under Tarrant County clerks file no. D212068158
- (f) Notice of Filing of Dedicatory Instruments for Amber Trail (Fort Worth) Homeowners Association, Inc., dated February 27, 2012, under Tarrant County clerks file no. D212068160
- (g) Notice of Filing of Dedicatory Instruments for Amber Trail (Fort Worth) Homeowners Association, Inc., dated February 27, 2012, under Tarrant County clerks file no. D212068155
- (h) Notice of Filing of Dedicatory Instruments for Amber Trail (Fort Worth) Homeowners Association, Inc., dated February 27, 2012, under Tarrant County clerks file no. D212068157
- (i) Bylaws of Amber Trails (Fort Worth) Homeowners' Association, Inc., under Tarrant County clerks file no. D206253803

Name and Mailing Address of the Association

Amber Trails (Fort Worth) Homeowners' Association, Inc.
c/o Principal Management Group of North Texas
12700 Park Central Drive Ste 600
Dallas, Texas 75251

Name, Mailing Address, Telephone Number, and E-mail Address of Person Managing the Association or its Designated Representative

Principal Management Group of North Texas
 12700 Park Central Drive Ste 600
 Dallas, Texas 75251
 214-368-4030
 NTXcustomer@associa.us

Website Address of the Association

www.townsq.io
www.ambertrails.previews.townsq.io

Property Transfer Fee(s) Charged by the Association:

New account setup fee establishing new owner's account in the association's records: \$45
 Capital Improvement Fee: greater of \$150 or 0.15% of the Sales Price of the Lot
 Resale Certificate: \$375
 Resale Certificate Update: \$75
 Legacy Account Closure Fee: \$220
 Refinance Statement of Account: \$75
 Expedite Fee for Resale Certificate prior to 10 business day delivery obligation: \$175 for 1 day expedite
 \$120 for 3 day expedite

Executed on this the 10 day of January, 2022

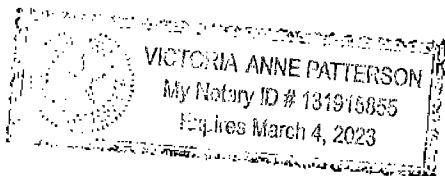
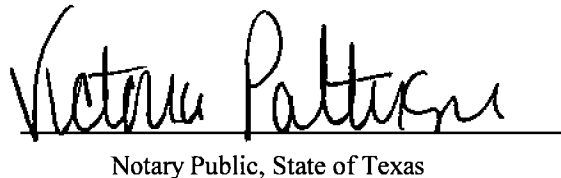
Amber Trails (Fort Worth) Homeowners' Association, Inc., acting by
 and through its managing agent, Principal Management Group of
 North Texas



Mark Southall Branch President

STATE OF TEXAS §
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 COUNTY OF TARRANT §

This instrument was acknowledged before me on the 10 day of January, 2022 by Mark Southall, Branch President with Principal Management Group of North Texas, the managing agent for Ashmore Farms Homeowners Association, a Texas nonprofit corporation, on behalf of such corporation.

Notary Public, State of Texas