



**HOMEOWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE**

for

FLATBUSH ESTATES HOMEOWNER ASSOCIATION

(In Compliance with *Section 209.004 of Title 11 of the Texas Property Code*)

**THE STATE OF TEXAS §
 §
COUNTY OF WISE §**

FLATBUSH ESTATES HOMEOWNER ASSOCIATION (the “Association”) is a Texas Non-Profit Corporation and a homeowners’ association. The Association’s information required by *Section 209.004 of Title 11 of the Texas Property Code*, and certain other information the Association considers appropriate, is set forth herein. The undersigned, being the Association’s Treasurer and a Director of the Association, submits this Management Certificate on behalf of the Association. This instrument supersedes any prior Management Certificates filed by the Association. The Association certifies as to the following:

- 1. The name of the Subdivision is Flatbush Estates. Prior to January 9th, 2012, the name of the Subdivision was Flatbush Addition.
- 2. The name of the Association is FLATBUSH ESTATES HOMEOWNER ASSOCIATION.
- 3. The recording data (i.e., Map of Plat reference for the Subdivision is as follows:

Map(s) or Plat(s) Records of Wise County, Texas:

Cabinet C Section 465

- 4. The recording data for the Declaration (sometimes referred to as the Restrictions or the Deed Restrictions) for the Subdivision is as follows:

Declarations (Deed Records of Wise County, Texas):

- (i) Declarations for Flatbush Addition - County Clerk’s Document Number 373489, recorded in book OR, Volume 1582, Page 710 *et seq.*
- (ii) Revised Declarations for Flatbush Estates – County Clerk’s Document Number 2012-425, recorded in book OR, Volume 2319, Page 479 *et seq.*
- 5. The name and mailing address of the Association is FLATBUSH ESTATES HOMEOWNER ASSOCIATION, 488 County Road 4387, Decatur, Texas 76234.

6. The name and mailing address of the person managing the Association or the Association's designated representative is: David Wiley, Treasurer, Flatbush Estates Homeowner Association, 488 County Road 4387, Decatur, Texas 76234.

7. Other information the Association considers appropriate is: The Association's By-Laws are recorded in the Official Public Records of Real Property in Wise County, Texas, under County Clerk's Document Number 2011-10331, Book OR, Volume 2281, Page 39 *et seq.* Meetings of the Association's Board of Directors are generally held at the residence of the Association's President. The Association does not retain the services of a professional manager. The name of the airfield contained within Flatbush Estates is **Flatbush** with a locator ID of **XA99**. It is published on the Dallas Fort Worth Sectional chart. The airfield was approved by the FAA on April 28, 2005 and an AIRPORT MASTER RECORD was subsequently recorded in the FAA official records on August 24, 2005. Any questions regarding the Association may be directed to the Association's Board of Directors or the Association's designated representative. The e-mail address of Flatbush Estates Homeowner Association is FlatbushEstates@yahoo.com.

SIGNED on this the 7th day of September, 2018.

FLATBUSH ESTATES HOMEOWNER ASSOCIATION
(a Texas Non-Profit Corporation)

By: 
DAVID WILEY, Treasurer

FILED AND RECORDED

Instrument Number: 201810744

Filing and Recording Date: 09/07/2018 10:40:31 AM Pages: 4 Recording Fee: \$34.00

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the RECORDS of Wise County, Texas.



Sherry Lemon

Sherry Lemon, County Clerk
Wise County, Texas

ANY PROVISION CONTAINED IN ANY DOCUMENT WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE REAL PROPERTY DESCRIBED THEREIN BECAUSE OF RACE OR COLOR IS INVALID UNDER FEDERAL LAW AND IS UNENFORCEABLE. **DO NOT DESTROY - This document is part of the Official Record.**

Deputy: Sarah Enochs