


MARY LOUISE NICHOLSON
COUNTY CLERK

**MANAGEMENT CERTIFICATE
OF
WEST SQUARE RESIDENTIAL COMMUNITY, INC.**

The undersigned, being an officer or managing agent of West Square Residential Community, Inc., a Texas nonprofit corporation (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: West Square.
2. The name of the Association: West Square Residential Community, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: All that certain real property located in Tarrant County, Texas, made subject to that certain Declaration of Covenants, Conditions and Restrictions for West Square, recorded under Document No. D224055085, in the Official Public Records of Tarrant County, Texas, as the same may be amended from time to time (the “**Declaration**”).
4. The recording data for the Declaration and any amendments thereto: See Attachment 1 to this Management Certificate.
5. The name and mailing address of the Association: West Square Residential Community, Inc., c/o RTI/Community Management Associates, 1800 Preston Park Blvd., Suite 200, Plano, Texas 75093.
6. The name, mailing address, telephone number, and email address of the person managing the Association:

Name:	West Square Residential Community, Inc. c/o RTI/Community Management Associates, Inc.
Mailing Address:	1800 Preston Park Blvd., #200, Plano, TX 75093
Attn:	Community Manager
Telephone Number:	972-943-2820
Email Address:	<u>closing@cmamanagement.com</u>

7. Website to access the Association’s dedicatory instruments:
www.cmamanagement.com

8. Amount and description of fees related to property transfer in the subdivision:

The Association fees are in the following amounts:

Working Capital Assessment	-	\$180.00
Transfer Fee	-	\$175.00
Resale Certificate Fee:	-	
Statement of Account	-	\$129.00
Full Resale Certificate	-	\$375.00

The Association fees cover all costs that the Association incurs related to a property transfer in the subdivision.

[SIGNATURE PAGE FOLLOWS]

EXECUTED to be effective on the date this instrument is Recorded.

WEST SQUARE RESIDENTIAL COMMUNITY, INC.,
a Texas nonprofit corporation

By: 

Printed Name: Max Bryant

Title: President

STATE OF TEXAS

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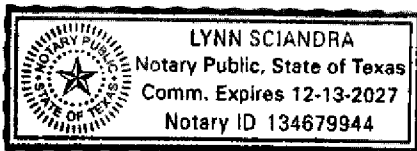
COUNTY OF Dallas

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This instrument was acknowledged before me on the 1 day of July, 2024, by Max Bryant, President of West Square Residential Community, Inc., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

(SEAL)


Notary Public Signature



AFTER RECORDING RETURN TO:

Kristi E. Stotts, Esq.

Winstead PC

401 Congress Ave., Suite 2100

Austin, TX 78701

Email: kstotts@winstead.com

ATTACHMENT 1

1. Declaration of Covenants, Conditions and Restrictions for West Square, recorded under Document No. D224055085, in the Official Public Records of Tarrant County, Texas, as the same may be amended from time to time.
2. West Square Community Manual, recorded under Document No. D224055763, in the Official Public Records of Tarrant County, Texas, as the same may be amended and/or supplemented from time to time.
3. West Square Adoption of Working Capital Assessment, recorded under Document No. D224115553, in the Official Public Records of Tarrant County, Texas.

*This Management Certificate does not purport to identify every publicly recorded document affecting the Subdivision, or to report every piece of information pertinent to the Subdivision. Rather, the purpose of this Management Certificate is to provide information sufficient for a title company or others to correctly identify the Subdivision and to contact the Association. No person should rely on this Management Certificate for anything other than instructions for identifying and contacting the Association.

ATTACHMENT 1

WEST SQUARE RESIDENTIAL COMMUNITY, INC.,
MANAGEMENT CERTIFICATE