

Orion Park/Shady Valley West POA, INC. MANAGEMENT CERTIFICATE

This Property Owners' Association Management Certificate is being recorded by **Orion Park/Shady Valley West POA, 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: **Orion Park Section 1**
Shady Valley West
Shady Valley West Phase II
The Enclave of Shady Valley

Name of the Association: **Orion Park/Shady Valley West POA, Inc**

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

- a. Orion Park Section One, an addition to the City of Arlington, Tarrant County, Texas, according to the plat thereof recorded in Volume 388-196, Pages 25-26, in the Plat Records of Tarrant County, Texas and all amendments to or replats of said maps or plats, if any; and
- b. Lots 1A & 1B, Block 3, Orion Park Section One, an addition to the City of Arlington, Tarrant County, Texas, according to the plat revision recorded at Cabinet A, Slide 3547, in the Plat Records of Tarrant County, Texas and all amendments to or replats of said maps or plats, if any; and
- c. Lots 1R & 2R, Block 1, Lots 1BR & 2R, Block 2, and Lot 1BR, Block 3, Orion Park Section One, an addition to the City of Arlington, Tarrant County, Texas, according to the amended plat recorded in Cabinet A, Slides 4732-4734, in the Plat Records of Tarrant County, Texas and all amendments to or replats of said maps or plats, if any; and
- d. Lots 1RA & 1RB, Block 1, Orion Park Section One, an addition to the City of Arlington, Tarrant County, Texas, according to the replat recorded at Cabinet A, Slide 11404, in the Plat Records of Tarrant County, Texas and all amendments to or replats of said maps or plats, if any; and
- e. Lot 1, Block 1, Shady Valley West, Tarrant County, Texas, according to the plat thereof recorded at Cabinet A, Slide 3311, in the Plat Records of Tarrant County, Texas and all amendments to or replats of said maps or plats, if any; and
- f. Shady Valley West, a subdivision in Tarrant County, Texas, according to the plat thereof recorded at Cabinet A, Slide 3865, in the Plat Records of Tarrant County, Texas and all amendments to or replats of said maps or plats, if any; and
- g. Shady Valley West Phase II, a subdivision in Tarrant County, Texas, according to the plat thereof recorded in Cabinet A, Slides 5891-5892, in the Plat Records of Tarrant County, Texas and all amendments to or replats of said maps or plats, if any; and
- h. The Enclave of Shady Valley, a subdivision in Tarrant County, Texas, according to the plat thereof recorded at Cabinet A, Slide 10132, in the Plat Records of Tarrant County, Texas and all amendments to or replats of said maps or plats, if any.

Recording Data for Restrictions:

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

- a. Orion Park/Shady Valley West Declaration of Covenants, Conditions & Restrictions, dated August 6, 1996, recorded August 9, 1996, at Volume 12469, Page 1091, under Instrument No. D196155882 in the Official Public Records of Tarrant County, Texas; and
- b. First Amendment to Declaration of Covenants, Conditions and Restrictions for Orion Park/Shady Valley West, dated January 8, 1997, recorded January 13, 1997, at Volume 12638, Page 554, under Instrument No. D197006976 in the Official Public Records of Tarrant County, Texas; and
- c. Second Amendment to Declaration of Covenants, Conditions and Restrictions for Orion Park/Shady Valley West, dated June 2, 1997, recorded June 2, 1997, at Volume 12785, Page 230, under Instrument No. D197096340 in the Official Public Records of Tarrant County, Texas; and
- d. Third Amendment to Declaration of Covenants, Conditions and Restrictions for Orion Park/Shady Valley West, dated May 12, 2006, recorded August 25, 2006, under Instrument No. D206265645 in the Official Public Records of Tarrant County, Texas.

Name and Mailing Address of the Association**Orion Park/Shady Valley West POA, Inc**

c/o Principal Management Group of North Texas
801 E. Campbell RD #620
Richardson, TX 75081

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

Principal Management Group of North Texas
801 E. Campbell RD #620
Richardson, TX 75081
214-368-4030
NTXcustomercare@associa.us

Website Address of the Association

www.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

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 expediate
\$120 for 3 day expediate

Executed on this the _____ day of May 2022

Orion Park/Shady Valley West POA, Inc, acting by and through its managing agent, Principal Management Group of North Texas

Mark Southall, Branch President

STATE OF TEXAS §
 §
COUNTY OF TARRANT §

This instrument was acknowledged before me on the _____ day of April 2022 by Mark Southall, Branch President with Principal Management Group of North Texas, the managing agent for **Orion Park/Shady Valley West POA, Inc**, a Texas nonprofit corporation, on behalf of such corporation.

Notary Public, State of Texas

When recorded return to:
Principal Management Group of North Texas
801 E. Campbell RD #620
Richardson, TX 75081