

  
MARY LOUISE NICHOLSON  
COUNTY CLERK

### MANAGEMENT CERTIFICATE

#### VILLAS AT TOWN CENTER HOMEOWNERS ASSOCIATION, INC.

The undersigned, being an Officer of Villas at Town Center Homeowners 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 Villas at Town Center (the "Subdivision Development").
2. The name of the Association is Villas at Town Center Homeowners Association, Inc. (the "Association").
3. The recording data for the Subdivision Development is as follows:  
  
Being Lots 1 through 30, Block A; Lots 1 through 22, Block B; Lots 1 through 19, Block C of Villas at Town Center, an addition to the City of Keller, Tarrant County, Texas, according to the Map or Plat thereof, recorded at Cabinet A, Slide 5921 in the Plat Records of Tarrant 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 Villas at Town Center, recorded at Document No. D200212149 in the Official Public Records of Tarrant County, Texas.

General Warranty Deed, recorded at Document No. D203039491 in the Official Public Records of Tarrant County, Texas.

Amended and Restated Declaration of Covenants, Conditions and Restrictions for Villas at Town Center Homeowners Association, recorded at Document No. D208267823 in the Official Public Records of Tarrant County, Texas.

Bylaws of Villas at Town Center Homeowners Association, Inc., recorded at Document No. D208267824 in the Official Public Records of Tarrant County, Texas.

Villas at Town Center Homeowners Association, Inc. Community Policies, recorded at Document No. D212008017 in the Official Public Records of Tarrant County, Texas.

Bylaws of Villas at Town Center Homeowners Association, Inc., attached to that Affidavit for Admission of Business Records, recorded at Document No. D212024404 in the Official Public Records of Tarrant County, Texas.

Articles of Incorporation, attached to that Affidavit for Admission of Business Records, recorded at Document No. D212024404 in the Official Public Records of Tarrant County, Texas.

Villas at Town Center Homeowners Association, Inc. Information Guide and Community Policies Restatement of the Collection Policy and Procedures, recorded at Document No. D212201411 in the Official Public Records of Tarrant County, Texas.

Articles of Incorporation, attached to that Affidavit for Admission of Business Records, recorded at Document No. D212201418 in the Official Public Records of Tarrant County, Texas.

First Amendment to the Amended and Restated Declaration of Covenants, Conditions and Restrictions for Villas at Town Center Homeowners Association, recorded at Document No. D215064819 in the Official Public Records of Tarrant County, Texas.

Second Amendment to the Amended and Restated Declaration of Covenants, Conditions and Restrictions for Villas at Town Center Homeowners Association, recorded at Document No. D216223664 in the Official Public Records of Tarrant County, Texas.

Villas at Town Center Homeowners Association, Inc. Policy for Priority of Payments, recorded at Document No. D218118471 in the Official Public Records of Tarrant County, Texas.

Certified Resolution of the Board of Directors of Villas at Town Center Homeowners Association, Inc. Adoption of Permitted Rules and Regulations Under Chapter 202 of the Texas Property Code, recorded at Document No. D222040089 in the Official Public Records of Tarrant County, Texas.

Certified Resolution of the Board of Directors of Villas at Town Center Homeowners Association, Inc. Adoption of Contract Procurement Policy, recorded at Document No. D222040090 in the Official Public Records of Tarrant County, Texas.

Certified Resolution of the Board of Directors of Villas at Town Center Homeowners Association, Inc. Adoption of Procedures and Guidelines for Conducting Hearings Pursuant to Chapter 209 of the Texas Property Code, recorded at Document No. D222040091 in the Official Public Records of Tarrant County, Texas.

Certified Resolutions of the Board of Directors of Villas at Town Center Homeowners Association, Inc. Adoption of Procedures and Guidelines for the Exercise of Architectural Review Authority Pursuant to Chapter 209 of the Texas Property Code, recorded at Document No. D222040092 in the Official Public Records of Tarrant County, Texas.

5. The name and mailing address of the Association is:  
  
Villas at Town Center Homeowners Association, Inc.  
c/o PMI Metroplex  
PO Box 211327  
Bedford, TX 76095
6. The name, mailing address, telephone number, and email address of the person or entity managing the Association is:  
  
PMI Metroplex  
PO Box 211327  
Bedford, TX 76095  
Tel: (817) 952-9009  
Email: [brian@metroplexpmi.com](mailto:brian@metroplexpmi.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 www.pmihoa.com
8. The following described fees are charged by the Association in relation to a property transfer in the Subdivision Development:

Not Applicable

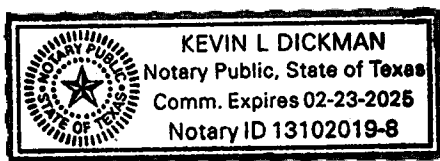
This Management Certificate is effective as of the 23rd day of June, 2022.

VILLAS AT TOWN CENTER HOMEOWNERS  
ASSOCIATION, INC., a Texas nonprofit corporation

By: *Brian Schoolcraft*  
Name: Brian Schoolcraft  
Title: Agent for HOA

THE STATE OF TEXAS       §  
COUNTY OF TARRANT     §

This instrument was acknowledged before me on 23rd day of June, 2022, by Brian Schoolcraft Agent for Villas at Town Center Homeowners Association, Inc., a Texas nonprofit corporation, on behalf of said corporation.



[SEAL]

*Kevin L. Dickman*  
Notary Public Signature

AFTER RECORDING RETURN TO:

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

MANAGEMENT CERTIFICATE  
VILLAS AT TOWN CENTER HOMEOWNERS ASSOCIATION, INC.