

**THORNBRIDGE HOMEOWNERS ASSOCIATION, INC.**  
**MANAGEMENT CERTIFICATE**

This Property Owners' Association Management Certificate is being recorded by THORNBRIDGE 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:** Thornbridge

**Name of the Association:** Thornbridge 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) Plat recorded in Cabinet A, Slide 373, Plat Records, Tarrant County, Texas
- (b) Plat recorded in Cabinet A, Slide 4133, Plat Records, Tarrant County, Texas
- (c) Plat recorded in Cabinet A, Slide 3406, Plat Records, Tarrant County, Texas
- (d) Plat recorded in Cabinet A, Slide 2002, Plat Records, Tarrant County, Texas
- (e) Plat recorded in Cabinet A, Slide 4134, Plat Records, Tarrant County, Texas
- (f) Plat recorded in Cabinet A, Slide 5371, Plat Records, Tarrant County, Texas

**Recording Data for Restrictions**

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

- (a) Declaration of Restrictions, Covenants, and Conditions of Thornbridge, Phase I, Instrument Number D190055850, Tarrant County records
- (b) Declaration of Merger and Annexation for Thornbridge East, Instrument Number D198180301, Tarrant County records
- (c) Declaration of Merger and Annexation for Thornbridge Phase III, Instrument Number D197044938, Tarrant County records
- (d) Declaration of Merger and Annexation for Thornbridge Phase IVA, filed in Volume 1811, Page 0820, Tarrant County records
- (e) Declaration of Merger and Annexation for Thornbridge Phase V, Instrument Number D199032958, Tarrant County records
- (f) Declaration of Merger and Annexation for Thornbridge South, Instrument Number D199285147, Tarrant County records
- (g) Bylaws of Thornbridge Homeowner's Association, Inc., Instrument Number D212199522, Tarrant County records
- (h) Thornbridge Estates Homeowners Association, Inc. Community Policies, Instrument Number D212022154, Tarrant County records

**Name and Mailing Address of the Association**

Thornbridge Homeowners Association, Inc.  
c/o Compass Rose Management of North Texas  
9673 Wendell Road  
Dallas, TX 75243

**Association's Managing Agent Name and Contact Information**

Compass Rose Management of North Texas  
9673 Wendell Road



**D224226262**

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Page: 1 of 2

Fees: \$24.00

PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE  
SUBMITTER: THORNBRIDGE HOMEOWNERS ASSOCIATION

MARY LOUISE NICHOLSON  
COUNTY CLERK

Dallas, TX 75243  
214-910-1115  
info@crmntx.com

**Association Website Address**

home.crmntx.com

**Order Resale Information**

www.crmntx.com

**Property Transfer Fees Charged by the Association**

Resale Certificate: \$375

Resale Certificate Update: \$75

Transfer Fee: \$200

Refinance Statement of Account: \$75

Expedite Fee for Resale Certificate: \$175 for 1-day expedite

Executed on this the 11 day of December 2024

Thornbridge Homeowners Association, Inc., acting by and  
through its Managing Agent, Compass Rose Management  
of North Texas

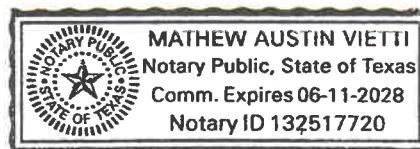
  
President, Compass Rose Management of North Texas

STATE OF TEXAS                   §  
   §  
COUNTY OF TARRANT       §

This instrument was acknowledged before me on the 11<sup>th</sup> day of December 2024 by Stephanie Benham,  
President of Compass Rose Management of North Texas, Managing Agent for Thornbridge Homeowners  
Association, Inc., a Texas nonprofit corporation, on behalf of such corporation.

  
Notary Public, State of Texas

**Once recorded, please return to:**  
Compass Rose Management of North Texas  
9673 Wendell Road  
Dallas, TX 75243



FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS OF  
TARRANT COUNTY, TEXAS  
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MARY LOUISE NICHOLSON  
COUNTY CLERK