


MARY LOUISE NICHOLSON
COUNTY CLERK

MANAGEMENT CERTIFICATE

This Management Certificate is recorded pursuant to Section 209.004 of the Texas Property Code.
This amends all prior Management Certificates filed for this Association.

This MANAGEMENT CERTIFICATE (this "Certificate") is made effective as of August 1, 2022 by Las Ventanas of Fort Worth Homeowners Association, Inc., a Texas non-profit corporation (the "Association").

W I T N E S S E T H :

WHEREAS, the Declarant for Las Ventanas, Saginaw 106, Ltd., a Texas limited partnership, has previously placed of record that certain Declaration of Covenants, Conditions and Restrictions for Las Ventanas filed of record on or about January 5, 2017 (the "Declaration") and recorded at Instrument No. D217002954 in the Real Property Records of Tarrant County, Texas, which Declaration is incorporated herein for all purposes.

WHEREAS, Declarant has created the Association for the benefit of Las Ventanas.

WHEREAS, the Association was duly formed on October 17, 2016, as Las Ventanas of Fort Worth Homeowners Association, Inc.

WHEREAS, the Association has caused this Certificate to be prepared and filed in accordance with the provisions of the Texas Property Code as provided in Section 209 of the Texas Property Code.

NOW, THEREFORE, the undersigned hereby certifies as follows on behalf of the Association:

1. Name of the Subdivision. The name of the subdivision which is subject to the Declaration is Las Ventanas.
2. Name of the Association. The name of the Association is the Las Ventanas of Fort Worth Homeowners Association, Inc. and is located at Tarrant County, Texas. The mailing address for the Association is SBB Management, 12801 N. Central Expressway, Suite 1401, Dallas, TX 75243.
3. Recording Data for the Subdivision. The Declaration, Bylaws and Plats to the subdivision and any amendments, supplements and additions thereto have been recorded in the Tarrant County Clerk's office.
4. Recording Data for the Declaration. The Declaration for the Association was filed on or about January 5, 2017 (the "Declaration") recorded at Instrument No. D217002954 in the Real Property Records of Tarrant County, Texas; which Declaration is incorporated herein for all purposes and any amendments or supplements thereto.
5. The Name and Mailing Address of Managing Agent. The Association's managing agent is:

SBB Management
12801 N. Central Expressway, Suite 1401
Dallas, TX 75243

6. Manager of the Association. The telephone number for the manager of the Association is 972-960-2800 and the email address for the manager of the Association is v.burch@sbbmanagement.com.

7. Resale Certificates: Resale Certificates may be requested by contacting SBB Management at 972-960-2800 or abecherer@excelam.com. The cost of a Resale Certificate is \$375.00. The cost of an Administration Fee is \$275.00. The cost of a Resale Certificate update is \$75.00. The Rush Fees to expedite a Resale Certificate delivery in advance of a 10 business day requirement are as follows: a) 1 business day is \$300, b) 3 business days is \$200, and c) 5 business days is \$100. The cost of a Statement of Account is \$150.00. The cost of a Compliance Inspection Fee (optional) is \$125.00.

IN WITNESS WHEREOF, the undersigned has caused this Certificate to be executed as of the date first above written.

ASSOCIATION:

Las Ventanas of Fort Worth Homeowners Association, Inc., a Texas non-profit corporation

By:

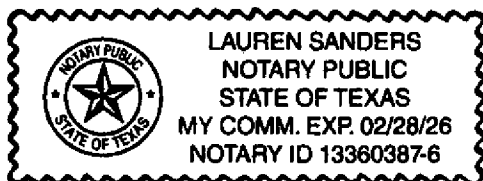


Authorized Representative for
Las Ventanas of Fort Worth Homeowners
Association, Inc.

THE STATE OF TEXAS §
COUNTY OF DALLAS §

This instrument was acknowledged before me on this 22 day of June, 2022 by Vanessa Burch, Authorized Representative for Las Ventanas of Fort Worth Homeowners Association, Inc., a Texas non-profit corporation, on behalf of such corporation.

Notary Public in and for the State of Texas


Notary Public Signature