D224183504 10/15/2024 08:40 AM Page: 1 of 3 Fee: \$28.00 Submitter: Sears, Bennett & Gerdes, LLP Electronically Recorded by Tarrant County Clerk in Official Public Records

Course Nicholand MARY LOUISE NICHOLSON COUNTY CLERK

PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE FOR TOWNHOMES OF CAMP WISDOM HOMEOWNERS ASSOCIATION II, INC.

THE STATE OF TEXAS § § COUNTIES OF TARRANT

The undersigned, being the Managing Agent of Townhomes of Camp Wisdom Homeowners Association II, Inc., a non-profit corporation organized and existing under the laws of the State of Texas, submits the following information pursuant to Section 209.004 of the Texas Property Code which supersedes any prior Management Certificate filed by Townhomes of Camp Wisdom Homeowners Association II, Inc.:

- 1. Name of Subdivision: Townhomes of Camp Wisdom.
- 2. Name of Association: Townhomes of Camp Wisdom Homeowners Association II, Inc.
- 3. Recording Data for the Subdivision:
 - a) Townhomes of Camp Wisdom is an addition to the city of Dallas located in Tarrant County, Texas, according to the maps or plats thereof, recorded in the Map Records of Tarrant County, Texas, under File Number D213117067 along with any amendments or supplements thereto.
- 4. Recording Data for the Declaration:
 - a) Townhomes of Camp Wisdom is subject to the Declaration of Covenants, Conditions, and Restrictions for Townhomes of Camp Wisdom Homeowners Association II, Inc. which are filed in the real property records in Tarrant County, Texas as follows:
 - a. Filed Document: DCCER; Filed Date: May 22, 2013; Recording Information: D213129611.
- 5. Name and Mailing Address of the Association is: Townhomes of Camp Wisdom Homeowners Association II, Inc. c/o FirstService Residential Texas, Inc., 14951 North Dallas Pkwy., Suite 600, Dallas, TX 75254.
- 6. Name and Mailing Address of Person Managing the Association or Its Designated Representative is: Townhomes of Camp Wisdom Homeowners Association II, Inc. c/o FirstService Residential Texas, Inc., 14951 North Dallas Pkwy., Suite 600, Dallas, TX 75254.
- 7. Telephone Number to Contact the Association is: 214-871-9700.

SDG: FSR-0004

D224183504 Page 2 of 3

- 8. Email Address to Contact the Association: Resale Certificates and other information regarding the Association may be requested by contacting the Association c/o FirstService Residential via https://www.fsresidential.com/texas/resale-and-lender-documents. Alternatively, you may contact the office for FirstService Residential by email at Mgmt-CertificateTX@fsresidential.com.
- 9. The Association's website is: https://townhomesofcampwisdomII.connectresident.com.
- 10. Fees charged by the Association upon the sale or transfer of Property:
 - a. Resale Disclosure Package: \$375.00.
 - i. 1-2 days: \$500.00.
 - ii. 3-5 days: \$450.00.
 - b. Resale Disclosure Update (Within 60 days of Original Request): \$75.00.
 - c. Transfer Fee: \$340.00.
 - d. Refinance Certificate Fee: \$150.00.
 - i. 1-2 days: \$275.00.
 - ii. 3-5 days: \$225.00.
 - e. Developer to Builder Fee: \$340.00.
 - f. HOA Questionnaire (optional): \$250.00.
 - g. Loan Estimate Questionnaire (optional): \$100.00.
 - h. Reserve Fund (Initial Sales D/B to H): \$500.00.
 - i. Working Capital (Initial Sales D/B to H): \$300.00.
 - j. Reserve Fund (Resales H to H): \$500.00.
 - k. Working Capital (Resales H to H): \$300.00

Property Owners Association Management Certificate SDG: FSR-0004

D224183504

Executed on this the _____ day of October 2024.

TOWNHOMES OF CAMP WISDOM HOMEOWNERS ASSOCIATION II, INC.

By: // White Huerta, Market President of FirstService Residential Dallas Fort Worth, LLC

THE STATE OF TEXAS

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ACKNOWLEDGMENT

COUNTY OF DALLAS

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BEFORE ME, the undersigned notary public, on this the _____ day of October 2024 personally appeared, President of FirstService Residential Texas, Inc., and Managing Townhomes of Camp Wisdom Homeowners Association II, Inc. known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that s/he executed the same for the purpose and in the capacity therein expressed and on behalf of the Association.



Notary Public in and for the State of Texas

E-RECORDED BY:

IS SEARS
BENNETT
& GERDES, LLP

6548 GREATWOOD PKWY.

SUGAR LAND, TEXAS 77479