

  
MARY LOUISE NICHOLSON  
COUNTY CLERK

(To be recorded in Real Property Records of Tarrant County, Texas)

## Manor Hill at Arcadia Park Homeowners' Association Property Owners' Association Management Certificate

As Required by Section 209.004, Texas Property Code

This certificate updates and entirely replaces any previously recorded management certificate for this subdivision, such as instruments recorded as Documents D223003362, D221253493, D221006579, D213288168, D209286969 & D204334790

**1. Subdivision information.** Manor Hill is an addition to the city of Fort Worth in Tarrant County, Texas. The plats are recorded in the Plat Records of Tarrant County, Texas as:

- Document No. D205156520 in Cabinet A, Slide 7552, A Final Plat of Arcadia Park Addition, June 7, 2002
- Document No. D203301409 in Cabinet A, Slide 8568, A Final Plat of Arcadia Park Addition, August 15, 2003

**2. Declaration information.** Lots in Manor Hill are subject to Declaration of Covenants, Conditions and Restrictions for Manor Hill at Arcadia Park Subdivision, recorded on July 3, 2002, as Document Number D202183740, Real Property Records, Tarrant County, Texas as amended or supplemented from time to time as:

- First Supplemental Declaration to the Declaration of Covenants, Conditions and Restrictions for Manor Hill at Arcadia Park Subdivision Fort Worth, Tarrant County, Texas to Annex Additional Property, Document No. D203323661, on September 2, 2003
- Second Supplemental Declaration to the Declaration of Covenants, Conditions and Restrictions for Manor Hill at Arcadia Park Subdivision Fort Worth, Tarrant County, Texas to Annex Additional Property, Document No. 205040922, on February 10, 2005

**3. Name of property owners' association:** Manor Hill at Arcadia Park Homeowners' Association, Inc.

**4. How to contact the association through its managing agent.**

Manor Hill at Arcadia Park Homeowners' Association, Inc.  
c/o FirstService Residential Texas, Inc., a Texas Corporation, d/b/a FirstService Residential  
("FirstService Residential")  
14951 North Dallas Parkway, Suite 600  
Dallas, Texas 75254  
Phone: 214-871-9700  
Website: [www.fsresidential.com](http://www.fsresidential.com)  
Email Address: [Mgmt-CertificateTX@fsresidential.com](mailto:Mgmt-CertificateTX@fsresidential.com)  
Community Website: <https://ManorHill.connectresident.com>

**5. Fees charged by FirstService Residential relating to a transfer of property in the subdivision:**

Transfer Fee	\$340.00
Resale Disclosure Package (6-10 days; 3-5 days; 1-2 days)	\$375; \$450; \$500
Resale Disclosure Update (within 60 days of original request)	\$75
Refinance Certificate Fee (6-10 days; 3-5 days; 1-2 days)	\$150; \$225; \$275
HOA Questionnaire (optional) – (Single Family)	\$250.00
Loan Estimate Questionnaire (optional) – (Single Family)	\$100
Custom Lender Form Mortgage Questionnaire – (Condominiums)	\$350
Uniform Condo Questionnaire (6-10 days; 3-5 days; 1-2 days)	\$220; \$275; \$325

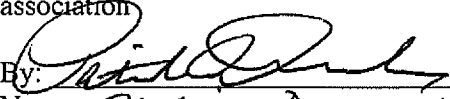
**6. Fees charged by the association relating to a transfer of property in the subdivision:**

Transfer Fee (Seller)	\$150
Transfer Fee (Buyer)	\$150

**7. Purpose.** The purpose of the Property Owners' Association Management Certificate is to provide information sufficient for a title company to correctly identify the subdivision and to contact its governing association. This Management Certificate does not purport to identify every publicly recorded document affecting the subdivision, or to report every piece of information pertinent to the subdivision. No person should rely on this Management Certificate for anything other than instructions for contacting the association in connection with the transfer of title to a home in the subdivision.

Signed on the 8 day of January 2024

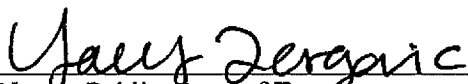
Manor Hill at Arcadia Park Homeowners' Association, Inc., a Texas property owners' association

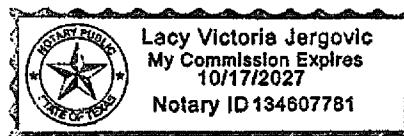
By:   
 Name: PATRICK DROESCH  
 Title: PRESIDENT, DFW

FirstService Residential Texas, Managing Agent

THE STATE OF TEXAS     §  
                                      §  
 COUNTY OF DALLAS     §

This instrument was acknowledged before me on this 8 day of January 2024 by Patrick Droesch on behalf of FirstService Residential, Managing Agent of a Texas property owners' association, on behalf of said association.

  
 Notary Public, State of Texas

**AFTER RECORDING, PLEASE RETURN TO:**

Manor Hill at Arcadia Park Homeowners' Association, Inc.  
 c/o FirstService Residential Texas, Inc., a Texas Corporation, d/b/a FirstService Residential  
 ("FirstService Residential")  
 14951 North Dallas Parkway, Suite 600  
 Dallas, Texas 75254