

  
MARY LOUISE NICHOLSON  
COUNTY CLERK

**PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE  
FOR  
THE NP ANDERSON MASTER CONDOMINIUM ASSOCIATION, INC.**

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THE STATE OF TEXAS                   §  
  §  
COUNTIES OF TARRANT           §

The undersigned, being an Officer of The NP Anderson Master Condominium Association, Inc., a non-profit corporation organized and existing under the laws of the State of Texas, submits the following information pursuant to Section 82.116 of the Texas Property Code which supersedes any prior Management Certificate filed by the Association:

1. Name of Condominium: NP Anderson Master Condominiums.
2. Name of Association: The NP Anderson Master Condominium Association, Inc.
3. Location of the Condominium:
  - a. NP Anderson Master Condominiums, 411 W 7th St., Fort Worth, TX 76102.
4. Recording Data for the Condominium Declaration:
  - a. Master Condominium Declaration for The NP Anderson Master Condominiums recorded in Volume 26, Page 98, cc#D205089545, of the Condominium Records of Tarrant County, Texas, as amended.
  - b. First Amendment to Master Condominium Declaration for The NP Anderson Master Condominiums recorded on April 1, 2005, in Volume 26, Page 105, cc#D205146777, of the Condominiums Records of Tarrant County, Texas.
  - c. Amended and Restated Master Condominiums Declaration for The NP Anderson Master Condominiums recorded on November 15, 2005, in Volume 26, Page 119, cc#D205343703, of the Condominium Records of Tarrant County, Texas.
  - d. First Amendment to Amended and Restated Master Condominium Declaration for The NP Anderson Master Condominiums recorded on March 23, 2006, in Volume 26, page 133, cc#D206084379, of the Condominium Records of Tarrant County, Texas.
5. Name and Mailing Address of the Association is: The NP Anderson Master Condominium Association, 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: The NP Anderson Master Condominium Association, 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.

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 e-mail at [Mgmt-CertificateTX@fsresidential.com](mailto:Mgmt-CertificateTX@fsresidential.com).
9. The Association's website may be found at: <https://neilp.connectresident.com>
10. Fees charged by the Association upon the sale or transfer of a Unit: None.

Executed on this the 29<sup>th</sup> day of February 2024.

The NP Anderson Master Condominium Association,  
Inc., a Texas non-profit corporation

By: *Debra Wingstead*  
President, Officer

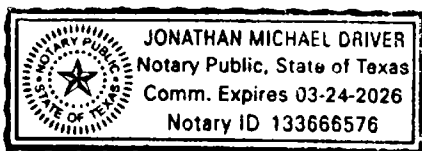
THE STATE OF TEXAS

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# ACKNOWLEDGMENT

COUNTY OF Tarrant

BEFORE ME, the undersigned notary public, on this the 29<sup>th</sup> day of February 2024 personally appeared Debra Wingstead, Officer of The NP Anderson Master Condominium Association, 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.



*Jonathan Driver*  
Notary Public in and for the State of Texas