

  
MARY LOUISE NICHOLSON  
COUNTY CLERK

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

**Wilshire Valley Homeowners Association, Inc.**  
**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 D223003363, D222034256, D221253617; D221006098, D13325948 and D207414624.

**1. Subdivision information.** Wilshire Valley is an addition to the city of Keller in Tarrant County, Texas. The plats are recorded in the Plat Records of Tarrant County, Texas as:

- Plat: Cabinet A, Pages 9318-9319
- Correction Plat: Cabinet A, Pages 11333-11334

**2. Declaration information.** Lots in Wilshire Valley are subject to the Declaration of Covenants, Conditions and Restrictions for Wilshire Valley Community, recorded on June 24, 2004, as Document No. D204196776 in the Real Property Records of Tarrant County, Texas, as amended and/or supplemented from time to time.

**3. Dedicatory Instruments.** Lots in Wilshire Valley are subject to the following Dedicatory Instruments, each recorded in the Real Property Records of Tarrant County, Texas:

- Alternative Payment Schedule Guidelines for Certain Assessments, recorded January 25, 2012, as Document No. D212018373.
- Document Retention Policy, recorded January 25, 2012, as Document No. D212018375.
- Policy for Priority of Payments, recorded January 25, 2012, as Document No. D212018374.
- Records Production and Copying Policy, recorded January 25, 2012, as Document No. D212018376.
- Collection Policy, recorded January 25, 2012, as Document No. D212018372.
- Bylaws, recorded February 4, 2015, as Document No. D215023881.
- Amendment to Bylaws, recorded September 1, 2017, as Document No. D217204443.
- Covenant Enforcement and Fining Policy, recorded November 9, 2017, as Document No. D217261079.

**4. Name of property owners' association:** Wilshire Valley Homeowners Association, Inc.

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

Wilshire Valley 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://WilshireValleyHOA.connectresident.com>

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

Transfer Fee	\$340
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
Loan Estimate Questionnaire (optional) – (Single Family)	\$100
Custom Lender Form Mortgage Questionnaire – (Condominium)	\$350
Uniform Condo Questionnaire (6-10 days; 3-5 days; 1-2 days)	\$220; \$275; \$325

**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 2 day of January 2024

Wilshire Valley Homeowners Association, Inc.,  
a Texas property owner's association

By: [Signature]

Name: PATRICK DROESCH

Title: PRESIDENT

FirstService Residential Texas, Managing Agent

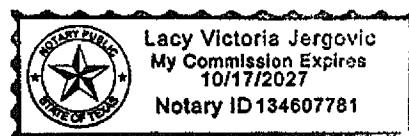
STATE OF TEXAS §

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COUNTY OF DALLAS §

This instrument was acknowledged before me on this 2 day of February 2024 by Patrick Droesch of FirstService Residential Texas, Inc., Managing Agent of Wilshire Valley Homeowners Association, Inc., a Texas property owners' association, on behalf of said association.

[Signature]  
Notary Public, State of Texas



**AFTER RECORDING, PLEASE RETURN TO:**

Wilshire Valley 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