

  
MARY LOUISE NICHOLSON  
COUNTY CLERK

**MANAGEMENT CERTIFICATE**  
**STRAWBERRY FIELDS HOMEOWNERS ASSOCIATION, INC.**

The undersigned, being an Officer of Strawberry Fields Homeowners Association, Inc. (the "Association"), and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

1. The name of the subdivision is Strawberry Fields (the "Subdivision Development").
2. The name of the Association is Strawberry Fields Homeowners Association, Inc. (the "Association").
3. The recording data for the Subdivision Development is as follows:

Strawberry Fields, a subdivision in Tarrant County, Texas, according to the Map or Plat thereof as recorded at Document No. D201143634 in the Official Public Records of Tarrant County, Texas.

Strawberry Fields (Phase 2), a subdivision in Tarrant County, Texas according to the Map or Plat thereof as recorded in Cabinet A, Slide 11206 in the Plat Records of Tarrant County, Texas.

Replat of Lots 1, 2 and 3, Block 1 Strawberry Fields Addition, a subdivision in Tarrant County, Texas according to the Map or Plat thereof as recorded at Document No. D221315273 in the Official Public Records of Tarrant County, Texas.

4. The recording data for the declaration applicable to the Subdivision Development, and all amendments thereto, is as follows:

Plat, as recorded at Document No. D201143634 in the Official Public Records of Tarrant County, Texas.

Declaration of Covenants, Conditions and Restrictions, as recorded at Document No. D202030779 in the Official Public Records of Tarrant County, Texas.

Declaration of Covenant, Conditions and Restrictions for Strawberry Fields, as recorded at Document No. D203320960 in the Official Public Records of Tarrant County, Texas.

Supplemental Declaration of Covenants, Conditions and Restrictions for Strawberry Fields, as recorded at Document No. D206181072 in the Official Public Records of Tarrant County, Texas.

Property Owners' Association Management Certificate of Strawberry Fields Homeowner's Association, Inc., as recorded at Document No. D219022770 in the Official Public Records of Tarrant County, Texas.

Notice of Dedicatory Instruments for Strawberry Fields Homeowner's Association, Inc., as recorded at Document No. D219022784 in the Official Public Records of Tarrant County, Texas.

5. The name and mailing address of the Association is:
- Strawberry Fields Homeowners Association, Inc.  
c/o PMI Nortex Properties  
2035 S. Custer Road #706  
McKinney, TX 75035
6. The name, mailing address, telephone number, and email address of the person or entity managing the Association is:
- PMI Nortex Properties  
2035 S. Custer Road #706  
McKinney, TX 75035  
Tel: (954) 234-0700  
Email: [scott@pminortexproperties.com](mailto:scott@pminortexproperties.com)
7. The website address at which the Association's dedicatory instruments are available in accordance with Section 207.006 of the Texas Property Code is <https://pminortex.cincwebaxis.com/>
8. The following described fees are charged by the Association in relation to a property transfer in the Subdivision Development:
- |                               |          |
|-------------------------------|----------|
| Property Transfer Fee         | \$225.00 |
| Reserve Contribution          | \$110.00 |
| Prepaid (2 Month Assessments) | \$110.00 |

This Management Certificate is effective as of the 27<sup>th</sup> day of December, 2022.

STRAWBERRY FIELDS HOMEOWNERS ASSOCIATION,  
INC., a Texas nonprofit corporation

By: Scott Ehrenberger  
Name: SCOTT Ehrenberger  
Title: Association Manager

THE STATE OF TEXAS  
COUNTY OF TARRANT §

This instrument was acknowledged before me on 27 day of DECEMBER, 2022, by  
PM1 NorTex Properties SCOTT, A EHRENBARGER for Strawberry Fields Homeowners  
Association, Inc., a Texas nonprofit corporation, on behalf of said corporation.



Paola Tatiana Paulmeno  
Notary Public Signature

[SEAL]

AFTER RECORDING RETURN TO:

Gregory S. Cagle  
CAGLE PUGH, LTD., LLP  
4301 Westbank Dr. A-150  
Austin, Texas 78746