

  
MARY LOUISE NICHOLSON  
COUNTY CLERK

**PROPERTY OWNERS ASSOCIATION  
MANAGEMENT CERTIFICATE  
FOR  
WOODLAND ESTATES**

STATE OF TEXAS

§

KNOW ALL MEN BY THESE PRESENTS:

§

COUNTY OF TARRANT

§

Pursuant to the provisions of Section 209.004 of the Texas Property Code, the undersigned property owners' association hereby records this Property Owners Association Management Certificate for **Homeowners' Association of Woodland Estates, Inc.**

1. The name of the subdivision is Woodland Estates.
2. The name of the association is Homeowners' Association of Woodland Estates, Inc.
3. The recording data for the subdivision is as follows:

Subdivision

Recording Data

Phase 1

Final Plat of Woodland Estates Phase 1, recorded on or about March 21, 2006, filed in Cabinet A, Slide 10938, Plat Records of Tarrant County, Texas.

Phase 1-B

Final Plat of Woodland Estates Phase 1-B, recorded on or about March 21, 2006, in Cabinet A. Slide 10943-10945, Plat Records of Tarrant County, Texas.

Phase 2

Final Plat of Woodland Estates Phase 2, recorded on or about March 21, 2006, in Cabinet A. Slide 10939-10942 of the Plat Records of Tarrant County, Texas.

Final Plat

Recorded on July 12, 2010 under Instrument No. D210167092 of the Plat Records of Tarrant County, Texas.

4. The recording data for the declaration and any amendments to the declaration is as follows:

Declaration of Covenants, Conditions and Restrictions for Woodland Estates recorded on or about March 20, 2006 under Instrument No. 206080392 of the Real Property Records of Tarrant County, Texas.

Declaration of Covenants, Conditions and Restrictions for Woodland Estates recorded on or about June 29, 2006 under Instrument No. D206196782 of the Real Property Records of Tarrant County, Texas.

First Amendment to Declaration of Covenants, Conditions and Restrictions for Woodland Estates recorded on or about March 14, 2007 under Instrument No. 207090374 of the Real Property Records of Tarrant County, Texas.

Second Amendment to Declaration of Covenants, Conditions and Restrictions for Woodland Estates recorded on or about March 27, 2009 under Instrument No. 209082029 of the Real Property Records of Tarrant County, Texas

Third Amendment to Declaration of Covenants, Conditions and Restrictions for Woodland Estates recorded on or about April 1, 2009 under Instrument No. 209084910 of the Real Property Records of Tarrant County, Texas

Fourth Amendment to Declaration of Covenants, Conditions and Restrictions for Woodland Estates recorded on or about April 27, 2016 under Instrument No. 216087207 of the Real Property Records of Tarrant County, Texas

5. The name and mailing address of the association:

Homeowners' Association of Woodland Estates, Inc.  
c/o RealManage  
P. O. Box 803555  
Dallas, TX 75380

6. The name, mailing address, telephone number, and e-mail address of the person managing the association or the association's designated representative is as follows:

Homeowners' Association of Woodland Estates, Inc.  
c/o RealManage  
Attn: Laurie Lorensen  
P. O. Box 803555  
Dallas, TX 75380  
866-473-2573  
WOOESTAT@CiraMail.com

7. The website address of any Internet website on which the association's dedicatory instruments are available in accordance with Section 207.006 is:

www.ciranet.com/residentportal

8. The amount and description of a fee or fees charged by the association relating to a property transfer in the subdivision is as follows:

Resale Certificate Fee	\$375.00
Conveyance Processing Fee	\$325.00
Private Transfer Fee	\$75.00
Refinance Fee	\$250.00
Statement of Account	\$250.00

9. Other information the association considers appropriate:

Resale certificates are requested via the RealManage Closing Portal at www.realmanage.com/closingportal

IN WITNESS WHEREOF, this Property Owners Association Management Certificate is hereby executed by its duly authorized agent on this 10<sup>th</sup> day of September, 2021.

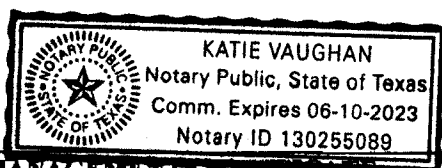
**Homeowners' Association of Woodland Estates, Inc.,**  
a Texas non-profit corporation

By: Laurie Lorenson  
Name: Laurie Lorenson  
Title: Community Association Manager

### ACKNOWLEDGMENT

STATE OF TEXAS       §  
                                  §  
COUNTY OF COLLIN   §

This instrument was acknowledged before me on the 10<sup>th</sup> day of September, 2021, by Laurie Lorenson, Comm. Assoc. Mgr. of Homeowners' Association of Woodland Estates, Inc., a Texas non-profit corporation, on behalf of said non-profit corporation.



Katie Vaughan  
Notary Public in and for the State of Texas

MANAGEMENT CERTIFICATE