



D222000873

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Fees: \$27.00

PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE

SUBMITTER: PROPERTY MANAGEMENT GROUP LLC

Mary Louise Nicholson
MARY LOUISE NICHOLSON
COUNTY CLERK

**AMENDED AND RESTATED MANAGEMENT CERTIFICATE
OF
SMITH FARM ADDITION HOMEOWNERS
ASSOCIATION, INC.**

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

THIS CERTIFICATE AMENDS, RESTATES AND REPLACES IN ITS ENTIRETY THAT CERTAIN SMITH FARMS ADDITION HOMEOWNERS ASSOCIATION, INC. MANAGEMENT CERTIFICATE, RECORDED AS DOCUMENT NO. D219045648 THE OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS.

1. The name of the subdivision: Smith Farm Addition Homeowners Association, Inc.
2. The name of the association: Smith Farm Addition Homeowners Association, Inc., a Texas non-profit corporation.
3. The recording data for the subdivision: That real property in Tarrant County, Texas, as described in Exhibit "A" to that certain Declaration of Covenants, Conditions and Restrictions for Smith Farms Addition Homeowners Association, Inc., recorded under Document No. D219199641 Official Public Records of Tarrant County, Texas (the "**Declaration**").
4. The recording data for the Declaration with any amendments and/or supplements to the Declaration: The recording data for the Declaration and any amendments and supplements thereto, are particularly described on Exhibit "A" attached hereto and incorporated herein by reference.
5. The name and mailing address of the Association: Smith Farm Addition Homeowners Association, Inc. c/o Property Management Group, LLC, 10340 Alta Vista Road, Fort Worth, TX 76244, Attn: Dawn Kelly.
6. The name, mailing address, telephone number, and email address of the person managing the association:

Name:	Property Management Group, LLC
Attn:	Dawn Kelly
Mailing Address:	10340 Alta Vista Road Unit C, Fort Worth, TX 76244
Telephone Number:	817.337.1221
Email Address:	DKelly@PropertyManagementGroup.org; CustomerService@PropertyManagementGroup.org

7. Website to access the association's dedicatory instruments: N/A
8. Amount and description of fees related to property transfer in the subdivision: The association fees are in the following amounts:

Transfer Fee – \$150.00

Resale Certificate Fee - \$250.00

The association fees cover all costs that the association incurs related to a property transfer in the subdivision.

EXECUTED to be effective on the date this instrument is Recorded.

**SMITH FARMS ADDITION HOMEOWNERS
ASSOCIATION, INC., a Texas non-profit corporation**

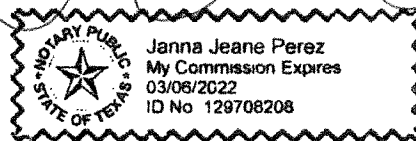
By: [Signature]
Name: Dawn Kelly
Title: Property Manager

STATE OF TEXAS §
 §
COUNTY OF Tarrant §

This instrument was acknowledged before me this 16th day of December, 2021 by Dawn Kelly, Property Manager of Smith Farms Addition Homeowners Association, Inc., a Texas non-profit corporation, on behalf of said non-profit corporation.

[SEAL]

[Signature]
Notary Public Signature



AFTER RECORDING RETURN TO:
PROPERTY MANAGEMENT
GROUP, LLC
10340 ALTA VISTA ROAD UNIT C
FORT WORTH, TX 76244
DKELLY@PROPERTYMANAGEMENTGROUP.ORG

EXHIBIT "A"

RECORDING DATA FOR THE DECLARATION AND RELATED DOCUMENTS

1. Declaration of Covenants, Conditions and Restrictions for Smith Farms Addition Homeowners Association, recorded as Document No. D219199641 on September 3, 2019., Official Public Records of Tarrant County, Texas.
2. Assignment of Declarant Rights for Smith Farms Addition Homeowners Association, recorded as Document No. D219200343 on September 4, 2019, Official Public Records of Tarrant County, Texas.
3. General Warranty Deed Lot 6R, Block 2 (Common Area) Smith Farms Addition Homeowners Association, recorded as Document No. 220205631 on August 8, 2020, Official Public Records of Tarrant County, Texas.



FILED AND RECORDED
OFFICIAL PUBLIC RECORDS OF
TARRANT COUNTY, TEXAS

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