

**Ventana Homeowners Association**  
**Property Owners' Association Management Certificate**

As Required by Section 209.004, Texas Property Code

This certificate updates and replaces any previously recorded management certificate for this subdivision, such as instruments D221009228, D217160067 and D209286980.

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

- Phase 1: Document D217078339, recorded on April 10<sup>th</sup>, 2017
- Phase 2: Document D218280750, recorded on December 26<sup>th</sup>, 2018
- Phase 3A-1: Document D220120852, recorded on May 28<sup>th</sup>, 2020
- Phase 3A-2: Document D220048334, recorded on February 28<sup>th</sup>, 2020
- Phase 3B: Document D220048334, recorded on February 28<sup>th</sup>, 2020
- Phase 4: Document D220185039, recorded on July 31<sup>st</sup>, 2020
- Phase 5A: Document D221230758, recorded on August 10, 2021

**2. Declaration information.** Lots in Ventana are subject to Declaration of Covenants, Conditions and Restrictions for Ventana, recorded on April 4<sup>th</sup>, 2017 as Instrument D217074585, Real Property Records, Tarrant County, Texas.

- First Amendment to Declaration of Covenants, Conditions and Restrictions for Ventana, recorded as Document No D218268489, on December 7, 2018.
- Second Amendment to Declaration of Covenants, Conditions and Restrictions for Ventana, recorded as Document No D220168631, on July 15, 2020.

**3. Name of property owners association.** Ventana Homeowners Association

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

Ventana Homeowners Association  
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://Ventana.connectresident.com>  
Resale Disclosure Package: \$375.00  
Homeowner Setup/Unit Transfer: \$275.00

**5. 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.



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Fees: \$23.00

PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE

SUBMITTER: FIRSTSERVICE RESIDENTIAL TEXAS INC

*Mary Louise Nicholson*  
MARY LOUISE NICHOLSON  
COUNTY CLERK

Signed on the 12th day of January 2022

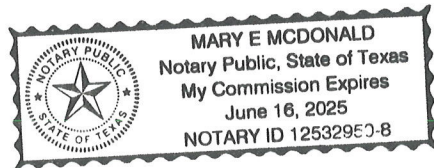
Ventana Homeowners Association, a Texas  
property owners' association

By: Michelle Malegni

Michelle Malegni, Vice President  
FirstService Residential Texas, Managing Agent

THE STATE OF TEXAS  
COUNTY OF DALLAS

This instrument was acknowledged before me on this 12 day of January 2022 by  
Michelle Malegni on behalf of FirstService Residential, Managing Agent of a Texas property owners'  
association, on behalf of said association.



Mary E McDonald  
Notary Public, State of Texas

**AFTER RECORDING, PLEASE RETURN TO:**

Ventana Homeowners Association  
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



FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS OF  
TARRANT COUNTY, TEXAS

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Pages: 2

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Mary Louise Nicholson  
MARY LOUISE NICHOLSON  
COUNTY CLERK