

MANAGEMENT CERTIFICATE

This Management Certificate is recorded pursuant to section 209.004 of the Texas Property Code.
This amends all prior Management Certificates filed for this Association.

This MANAGEMENT CERTIFICATE (this "Certificate") is made effective as of Tuesday January 2nd, 2024 by Urban Trails Townhome Community, Inc., a Texas nonprofit corporation (the Association).

WITNESSETH:

WHEREAS, the Declarant for Urban Trails Townhome Community, Inc. has previously placed of record that certain Declaration of Covenants, Conditions and Restrictions for Urban Trails Townhome Community, Inc. filed of record on or about September 8, 2020 (the Declaration) and recorded at Instrument #D220224594 in the Real Property Records of Tarrant County, Texas, which Declaration is incorporated herein for all purposes.

WHEREAS, Declarant has created the Association for the benefit of Urban Trails Townhome Community, Inc.

WHEREAS, the Association was duly formed on September 8th, 2020, as Urban Trails Townhome Community, Inc.

WHEREAS, the Association has caused this certificate to be prepared and filed in accordance with the provisions of the Texas Property Code as provided in Section 209 of the Texas Property Code.

NOW, THEREFORE, the undersigned hereby certifies as follows on behalf of the Association:

1. Name of the Subdivision. The name of the subdivision which is subject to the Declaration is Urban Trails Cottages Community.
2. Name of the Association. The name of the Association is Urban Trails Townhome Community, Inc. and is located in Tarrant County, Texas. The mailing address for the Association is PMI CROSS TIMBERS, 405 State Highway 121, suite a250, Lewisville, TX 75067.
3. Recording Data for the Subdivision. The Declaration, Bylaws and Plats to the subdivision and any amendments, supplements and additions thereto have been recorded in the Tarrant County Clerk's office.
4. Recording Data for the Declaration. The Declaration for the Association was filed on or about August 13, 2020 (the "Declaration") recorded as Instrument #D220224594 in the Real Property Records of Tarrant County, Texas; which Declaration is incorporated herein for all purposes and any amendments or supplements thereto.
5. The name and Mailing Address of the Association. The Association's mailing address is:

Urban Trails Townhome Community, Inc.
% PMI CROSS TIMBERS
405 State Highway 121, suite a250
Lewisville, TX 75067



D224011080

01/22/2024 02:38 PM Page: 1 of 2 Fees: \$24.00
PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE
SUBMITTER: JOHN MOUSER

Mary Louise Nicholson
MARY LOUISE NICHOLSON
COUNTY CLERK

6. The Name and Mailing Address of the Managing Agent. The Association's managing agent is:

PMI CROSS TIMBERS
405 State Highway 121, suite a250
Lewisville, TX 75067

7. Manager of the Association. The telephone number for the manager of the Association is (682) 610-3773 and the email address for the manager of the association is support@pmicrosstimbers.com. The association website is www.pmi-associations.com.

8. Resale Certificates: Resale Certificates may be requested by contacting PMI Cross Timbers at support@pmicrosstimbers.com. The cost for a Transfer Fee is \$250.00. The Cost for a Resale Certificate is \$300.00. The Working Capital assessment is \$500.00.

IN WITNESS WHEREOF, the undersigned has caused this Certificate to be executed as of the date first above written.

ASSOCIATION:

Urban Trails Townhome Community, Inc., a Texas
nonprofit corporation

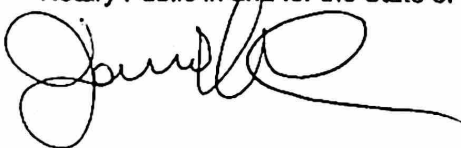
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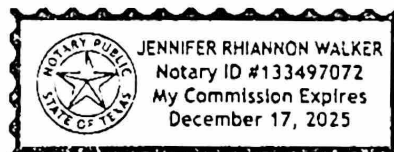

Authorized Representative for
Urban Trails Townhome Community, Inc.

THE STATE OF TEXAS §
COUNTY OF Tarrant §

This instrument was acknowledged before me on this 22nd day of January 2024 by John Mouser, Authorized Representative for Urban Trails Townhome Community, Inc., a Texas nonprofit corporation, on behalf of such corporation.

Notary Public in and for the State of Texas:





AFTER RECORDING, PLEASE RETURN TO:

Urban Trails Townhome Community, Inc.
% PMI CROSS TIMBERS
405 State Highway 121, suite a250
Lewisville, Texas 75067



FILED AND RECORDED
OFFICIAL PUBLIC RECORDS OF
TARRANT COUNTY, TEXAS
01/22/2024 02:36 PM

D224011080
PROPERTY OWNERS ASSOCIATION MANAGEMENT CE
Pages: 2
Fees: \$24.00


MARY LOUISE NICHOLSON
COUNTY CLERK