

**Mansfield Waterford Park Homeowners' Association, Inc.**  
**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 recorded as D221006578 and D214166949.

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

- Document No. D204096478, Final Plat Waterford Park, on April 1, 2004

**2. Declaration information.** Lots in Waterford Park are subject to Restated and Amended Declaration of Covenants, Conditions and Restrictions for Waterford Park, recorded on January 11, 2005 as Document No. D205011930, Real Property Records, Tarrant County Texas.

**3. Name of property owners association.** Mansfield Waterford Park Homeowners' Association, Inc.

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

Mansfield Waterford Park Homeowners' Association, Inc.  
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://MansfieldWaterfordPark.connectresident.com>  
Resale Disclosure Package: \$375.00  
Homeowner Setup/Unit Transfer: \$295.00

**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.



**D223003346**

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Page: 1 of 2

Fees: \$23.00

PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE  
SUBMITTER: FIRSTSERVICE RESIDENTIAL TEXAS

MARY LOUISE NICHOLSON  
COUNTY CLERK

Signed this 9 day of Dec 2022

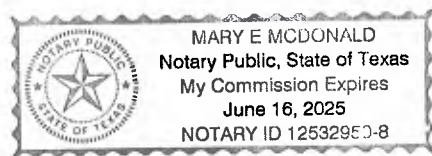
Mansfield Waterford Park Homeowners'  
Association, Inc., a Texas property owners'  
association

By: [Signature]

Lisa Cunningham, Senior Vice President  
FirstService Residential Texas, Managing Agent

THE STATE OF TEXAS  
COUNTY OF DALLAS

This instrument was acknowledged before me on this 9 day of Dec 2022  
by Lisa Cunningham on behalf of FirstService Residential, Managing Agent of a Texas property owners'  
association, on behalf of said association.



[Signature]  
Notary Public, State of Texas

**AFTER RECORDING, PLEASE RETURN TO:**

Mansfield Waterford Park Homeowners' Association, Inc.  
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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PROPERTY OWNERS ASSOCIATION MANAGEMENT CE  
Pages: 2  
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[Signature]  
MARY LOUISE NICHOLSON  
COUNTY CLERK