  
MARY LOUISE NICHOLSON

**THE BLUFFS HOMEOWNER ASSOCIATION, INC. MANAGEMENT CERTIFICATE**

This Property Owners' Association Management Certificate is being recorded by **THE BLUFFS HOMEOWNER ASSOCIATION, INC.** (the "Association") in compliance with the terms of Chapter 209 of the Texas Property Code and supersedes any prior management certificate filed by the Association. The Association submits the following additional information:

**Name of the Subdivision:** THE BLUFFS HOMEOWNER ASSOCIATION, INC.

**Name of the Association:** THE BLUFFS HOMEOWNER ASSOCIATION, INC.

**Recording Data for Association:**

The Subdivision is recorded according to the Map and Plat Records in TARRANT County, Texas, as follows;

- (a) The Bluffs Homeowner Association, Inc., recorded under Film Code No. D205076744, along with any supplements or replats thereof;
- (b) The Bluffs Homeowner Association, Inc., recorded under Film Code No. D203263561, along with any supplements or replats thereof;

**Recording Data for Restrictions:**

The Declarations for the Association are recorded in the Real Property Records of TARRANT County, Texas, as follows:

- (a) Notice of Filing of Dedicatory Instruments for The Bluffs Homeowner Association under Tarrant County Clerks Office no. D220301993
- (b) Notice of Filing of Dedicatory Instruments for The Bluffs Homeowner Association under Tarrant County Clerks Office no. D205387044
- (c) Enforcement Policy for The Bluffs Homeowner Association under Tarrant County Clerks Office no. D2218109865
- (d) Amended to the Enforcement Policy for The Bluffs Homeowner Association under Tarrant County Clerks Office no. D218116627
- (e) Collection process for The Bluffs Homeowner Association under Tarrant County Clerks Office no. D211307765

**Name and Mailing Address of the Association**

The Bluffs Homeowner Association, Inc.  
c/o Principal Management Group of North Texas  
801 E. Campbell RD #620  
Richardson, TX 75081

**Name, Mailing Address, Telephone Number, and E-mail Address of Person Managing the Association or its Designated Representative**

Principal Management Group of North Texas  
801 E. Campbell RD #620  
Richardson, TX 75081  
214-368-4030  
NTXcustomer@associa.us

**Website Address of the Association**

[www.townsq.io](http://www.townsq.io)  
[www.thebluffshoa1.previews.townsq.io](http://www.thebluffshoa1.previews.townsq.io)

**Property Transfer Fee(s) Charged by the Association:**

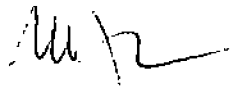
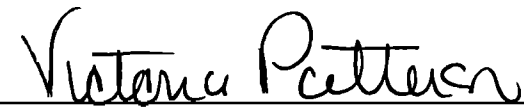
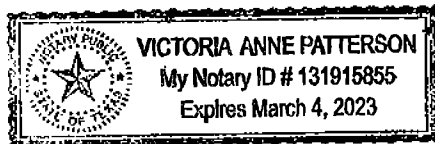
New account setup fee establishing new owner's account in the association's records: \$45

Resale Certificate: \$375

Resale Certificate Update: \$75

Legacy Account Closure Fee: \$220

Refinance Statement of Account: \$75

Expedite Fee for Resale Certificate prior to 10 business day delivery obligation: \$175 for 1 day expedite  
\$120 for 3 day expediteExecuted on this the 22 day of April, 2022The Bluffs Homeowner Association, Inc., acting by and through  
its managing agent, Principal Management Group of North Texas  
\_\_\_\_\_  
Mark Southall, Branch PresidentSTATE OF TEXAS           §  
                                      §  
COUNTY OF TARRANT   §This instrument was acknowledged before me on the 22 day of April, 2022 by Mark Southall, Branch President with Principal Management Group of North Texas, the managing agent for The Bluffs Homeowner Association, Inc., a Texas nonprofit corporation, on behalf of such corporation.  
\_\_\_\_\_  
Notary Public, State of TexasWhen recorded return to:  
Principal Management Group of North Texas  
801 E. Campbell RD #620  
Richardson, TX 75081