


MARY LOUISE NICHOLSON
COUNTY CLERK

HAMPDEN WOODS PROPERTY OWNERS ASSOCIATION, INC.

MANAGEMENT CERTIFICATE

STATE OF TEXAS §
COUNTY OF TARRANT §

KNOWN ALL MEN BY THESE PRESENTS:

Pursuant to the provisions of Section 209.004 of the Texas Property Code, the undersigned property owner's association hereby records this Management Certificate for Hampden Woods Property Owners Association, Inc.

1. The name of the subdivision is: Hampden Woods.
2. The name of the Association is: Hampden Woods Property Owners Association, Inc.
3. The recording data for the subdivision is as follows: See Exhibit "A" attached hereto.
4. The recording data for the Declaration is as follows:
 - (i) Hampden Woods — Declaration of Restrictions, Covenants, and Conditions, filed for record on December 15, 1995, and recorded as Instrument Number D195229782 at Volume 12201, Page 208 *et seq.* in the Real Property Records of Tarrant County, Texas.
 - (ii) First Amendment to the Hampden Woods — Declaration of Restrictions, Covenants, and Conditions, filed for record on December 14, 2020, and recorded as Instrument Number D220327409 in the Real Property Records of Tarrant County, Texas.
5. The name and mailing address of the Association: Hampden Woods Property Owners Association, Inc., 1909 N.E. Green Oaks Blvd, Arlington, Texas 76006, Telephone Number: 817-459-4586, Email Address: hwguardhouse@gmail.com
6. The name and mailing address of the designated representative of the Association: Don Illingworth, 1909 N.E. Green Oaks Blvd, Arlington, Texas 76006, Telephone Number: 817-988-8558, Email Address: hwguardhouse@gmail.com
7. The website address of the Association: N/A
8. The amount and description of a fee or fees charged by the Association relating to a property transfer in the subdivision:

- Resale Fee: 250.00

Exhibit "A"

1. Final Plat, filed for record on June 22, 1995, and recorded at Number D195104585 in the Real Property Records of Tarrant County, Texas.
2. Hampden Woods — Declaration of Restrictions, Covenants, and Conditions, filed for record on December 15, 1995, and recorded as Instrument Number D195229782 at Volume 12201, Page 208 *et seq.* in the Real Property Records of Tarrant County, Texas.
3. Bylaws of Hampden Woods Property Owners Association, Inc., filed for record on October 31, 2012, and recorded at Number D212269567 in the Official Public Records of Tarrant County, Texas.
4. Hampden Woods Property Owners Association, Inc. - Payment Plan Policy, filed for record on October 31, 2012, and recorded at Number D212269568 in the Official Public Records of Tarrant County, Texas.
5. Hampden Woods Property Owners Association, Inc. - Records Retention Policy, filed for record on October 31, 2012, and recorded at Number D212269592 in the Official Public Records of Tarrant County, Texas.
6. Hampden Woods Property Owners Association, Inc. - Records Production Policy, filed for record on October 31, 2012, and recorded at Number D212269593 in the Official Public Records of Tarrant County, Texas.
7. First Amendment to the Hampden Woods — Declaration of Restrictions, Covenants, and Conditions, filed for record on December 14, 2020, and recorded as Instrument Number D220327409 in the Real Property Records of Tarrant County, Texas.

9. Other information the Association considers appropriate: Prospective purchasers are advised to independently examine the Declaration, By-Laws, and all other governing documents of the Association, together with obtaining an official Resale Certificate and performing a comprehensive physical inspection of the lot/home and common areas, prior to purchase.

IN WITNESS WHEREOF, this Management Certificate is hereby executed by its duly authorized officer of the Association on the 13th day of June, 2022.

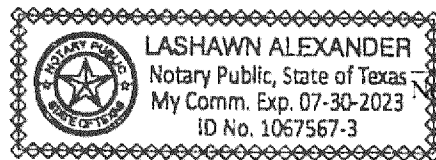
**HAMPDEN WOODS PROPERTY OWNERS
ASSOCIATION, INC.**

By: _____

Don Illingworth, President

STATE OF TEXAS §
§
COUNTY OF Tarrant §

This instrument was acknowledged before me on this 13th day of June, 2022, Don Illingworth, the President of Hampden Woods Property Owners Association, Inc., a Texas property owners association, on behalf of said Texas property owners association.



L. Shawn Alexander
Notary Public in and for the State of Texas