

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 May 18, 2023 by Westhaven Homeowners Association, Inc., a Texas non-profit corporation (the "Association").

W I T N E S S E T H :

WHEREAS, the Declarant for West Haven Addition has previously placed of record that certain Declaration of Covenants, Conditions and Restrictions for West Haven Addition filed of record on or about August 2, 2006 (the "Declaration") and recorded at Instrument #2006-R00038178 in the Real Property Records of Smith County, Texas, which Declaration is incorporated herein for all purposes.

WHEREAS, Declarant has created the Association for the benefit of West Haven Addition.

WHEREAS, the Association was duly formed on June 30, 2006, as Westhaven Homeowners Association, 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 West Haven Addition.
2. Name of the Association. The name of the Association is the Westhaven Homeowners Association, Inc. and is located at Smith County, Texas. The mailing address for the Association is Rose City Property Management, 108 N. Houston St., Bullard, TX 75757.
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 Smith County Clerk's office.
4. Recording Data for the Declaration. The Declaration for the Association was filed on or about August 2, 2006 (the "Declaration") recorded at Instrument #2006-R00038178 in the Real Property Records of Smith County, Texas; which Declaration is incorporated herein for all purposes and any amendments or supplements thereto.

The Declaration was amended as follows:

- On or about September 1, 2006 at Instrument #2006-R00043958;
- On or about June 1, 2007 at Instrument #2007-R00026759; and
- On or about December 2, 2013 at Instrument #2013-00053877.

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

Rose City Property Management
108 N. Houston St.
Bullard, TX 75757

6. Manager of the Association. The telephone number for the manager of the Association is 469-939-4928 and the email address for the manager of the Association is lonna@rosecitymanagement.com.

7. Website for the Association. The website for the Association is <https://app.townsq.io/login>.*

8. Resale Certificates: Resale Certificates may be requested by contacting Rose City Property Management at ssmith@themacgroupco.com. The Resale Fee is \$350.00 and shall be payable to MAC Group and due up front. The Transfer Fee is \$200.00 and shall be payable to MAC Group and due at close.


**Please Note: Supplementary documents may be requested for an additional fee through Homewisedocs.com.*

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

ASSOCIATION:

Westhaven Homeowners Association, Inc., a Texas non-profit corporation

By:

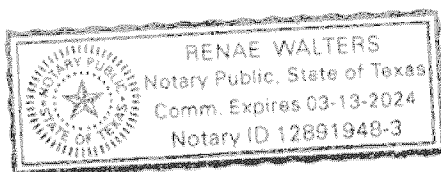


Authorized Representative for
Westhaven Homeowners Association, Inc.

THE STATE OF TEXAS §
COUNTY OF SMITH §

This instrument was acknowledged before me on this 25 day of May, 2023 by Stephanie Smith, Authorized Representative for Westhaven Homeowners Association, Inc., a Texas non-profit corporation, on behalf of such corporation.

Notary Public in and for the State of Texas





Notary Public Signature

**Smith County
Karen Phillips
Smith County Clerk**

Document Number: 202301015260

eRecording - Real Property

CERTIFICATE

Recorded On: May 25, 2023 01:12 PM

Number of Pages: 3

Billable Pages: 2

" Examined and Charged as Follows: "

Total Recording: \$30.00

***** THIS PAGE IS PART OF THE INSTRUMENT *****

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY
because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 202301015260

Receipt Number: 20230525000083

Recorded Date/Time: May 25, 2023 01:12 PM

User: Alma D



**STATE OF TEXAS
COUNTY OF SMITH**

**I hereby certify that this Instrument was FILED In the File Number sequence on the date/time
printed hereon, and was duly RECORDED in the Official Records of Smith County, Texas.**

Karen Phillips
Smith County Clerk
Smith County, TX