D221255489 09/01/2021 03:40 PM Page: 1 of 5 Fee: $35.00 Submitter: Roberts Markel Weinberg Butler Hailey
Electronically Recorded by Tarrant County Clerk in Official Public Records
MARY LOUISE NICHOLSON
COUNTY CLERK

AFTER RECORDING RETURN TO:
Leah K. Burton
Roberts Markel Weinberg Butler Hailey PC
5307 E. Mockingbird Lane
Suite 685
Dallas, Texas 75206

STATE OF TEXAS §
§
COUNTY OF TARRANT §

PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE OF TRAILWOOD ESTATES HOMEOWNERS' ASSOCIATION, INC.

This MANAGEMENT CERTIFICATE (this "Certificate") is made effective as of September 01, 2021 by the Trailwood Estates Homeowners Association, Inc. a Texas non-profit corporation (the "Association").

WITNESSETH

WHEREAS, Centex Homes, a Texas limited partnership ("Declarant") has previously placed of record that certain Declaration of Covenants, Conditions and Restrictions for Trailwood Estates Homeowners Association, Inc., dated January 27, 2004 (the "Declaration") recorded as Document Number D204028627 in the Official Public Records of Tarrant County, Texas which Declaration is incorporated herein for all purposes.

WHEREAS, the Association has caused this Certificate to be prepared and filed in accordance with the provisions of the Texas Residential Property Owners Protection Act as provided in Section 209.004 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 Subdivisions which are subject to the Declaration are set forth in Exhibit A attached hereto.

2. Name of the Association. The name of the Association is Trailwood Estates Homeowners Association, Inc.

3. Recording Data for the Subdivision. Recording data for the Subdivisions are set forth on Exhibit A attached hereto.

4. Recording Data for the Declaration. The recording data for the Declaration is Document Number D204028627 in the Official Public Records of Tarrant County, Texas. The recording data for amendments to the Declaration is set forth on Exhibit B attached hereto.

Recorded as a COURTESY
-without review by RMWBH

5. Mailing Address of the Association and Contact Information for Managing Agent. The current mailing address for the Association is Trailwood Estates Homeowners Association, c/o Insight Association Management, 275 W. Campbell Road, Suite 620, Richardson, TX 75080. The Association's managing agent is Insight Association Management, 275 W. Campbell Road, Suite 620, Richardson, TX 75080, phone number (214) 494-6002, and email address resales@insightam.com.

6. Association Website. The current website for the Association where current versions of the dedicatory instruments are made available is http://www.trailwoodestates.nabrnetwork.com.

7. Description and Fees Associated to Transfer of Title. The amount and description of fees charged relating to a transfer of title for the Association are set forth in Exhibit C.

IN WITNESS WHEREOF, the undersigned has caused this Certificate to be executed on behalf of the Association in compliance with Section 209.004 of the Texas Property Code, and serves to take the place of all Management Certificates previously filed by the Association.

ASSOCIATION:

Trailwood Estates Homeowners Association, Inc. a Texas non-profit corporation.

By: _____
Bruce Crawford, Managing Agent

THE STATE OF TEXAS §
§
COUNTY OF TARRANT §

This instrument was acknowledged before me on this 1st day of September, 2021, by Bruce Crawford, Insight Association Management, Managing Agent for Trailwood Estates Homeowners Association, Inc., a Texas non-profit corporation, on behalf of such corporation.

Notary Public in and for the State of Texas

BRENDA HERNANDEZ KLIKA
Notary Public, State of Texas
Comm. Expires 04-29-2024
Notary ID 132467777

_____
Notary Public Signature

Exhibit A

[Recording Data for the Subdivision]

Plats of Trailwood Estates recorded in the Map or Plat Records of Tarrant County

- The Quarry Phase I
  Filed in Tarrant County, Texas
  Document No. A-8695

- The Quarry Phase II
  Filed in Tarrant County, Texas
  Document No. A-9347

- The Quarry Phase III
  Filed in Tarrant County, Texas
  Document No. A-10518

- Corrected Plat: The Quarry
  Filed in Tarrant County, Texas
  Document No. A-10513

- Corrected Plat: The Quarry
  Filed in Tarrant County, Texas
  Document No. A-10820

Exhibit B

[Recording Data for the Declaration]

Amendments to the Declaration for Trailwood Estates Homeowners Association recorded with Tarrant County

a. Declaration recorded under Document No. D204028627, Official Public Records of Tarrant County, Texas.

b. First Amend/Annexation of Declaration recorded under Document No. D204326180, Official Public Records of Tarrant County, Texas.

c. Bylaws/AOI/ Policies recorded under Document No. D204330530, Official Public Records of Tarrant County, Texas.

d. Bylaws/AOI recorded under Document No. D205332288, Official Public Records of Tarrant County, Texas.

e. Second Amendment/Annexation of Declaration recorded under Document No. D206039248, Official Public Records of Tarrant County, Texas.

f. Bylaws/Policies recorded under Document No. D214249984, Official Public Records of Tarrant County, Texas.

Exhibit C

[Description and Fees Associated to Transfer of Title]

Management Fees

1. Premier Resale Disclosure Bundle (TREC Form, Statement of Account, and Association Documents).....$430.00
2. Resale Disclosure (TREC Form) and Association Documents.....$375.00
3. Resale Disclosure Update..... $75.00
4. Transfer Fee..... $250.00
5. 5 Day Rush Fee.....$75.00
6. 3 Day Rush Fee.....$100.00
7. 1 Day Expedited Rush Fee.....$200.00
8. Custom Questionnaires.....$165.00
9. Association Questionnaires.....$125.00

Association Fees