D224183500 10/15/2024 08:40 AM Page: 1 of 4 Fee: $32.00 Submitter: Sears, Bennett & Gerdes, LLP
Electronically Recorded by Tarrant County Clerk in Official Public Records
MARY LOUISE NICHOLSON
COUNTY CLERK

PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE FOR HERITAGE HOMEOWNERS ASSOCIATION, INC.

THE STATE OF TEXAS §
§
COUNTIES OF TARRANT §

The undersigned, being the Managing Agent of Heritage Homeowners Association, Inc., a non-profit corporation organized and existing under the laws of the State of Texas, submits the following information pursuant to Section 209.004 of the Texas Property Code which supersedes any prior Management Certificate filed by Heritage Homeowners Association, Inc.:

1. Name of Subdivision: Heritage.

2. Name of Association: Heritage Homeowners Association, Inc.

3. Recording Data for the Subdivision:

   a) Heritage is an addition to the city of Fort Worth located in Tarrant County, Texas, according to the maps or plats thereof, recorded in the Map Records of Tarrant County, Texas, under File Number Volume 12299, Page 2010 along with any amendments or supplements thereto.

4. Recording Data for the Declaration:

   a) Heritage is subject to the Declaration of Covenants, Conditions, and Restrictions for Heritage Homeowners Association, Inc. which are filed in the real property records in Tarrant County, Texas as follows:
      a. Filed Document: Declaration; Filed Date: August 28, 2000; Recording Information: D200192458.
      b. Filed Document: Declaration of Covenants, Easements, and Restrictions; Filed Date: December 23, 2002; Recording Information: D202369337.
      c. Filed Document: Supplement to Declaration; Filed Date: January 31, 2002; Recording Information: D202030105.
      d. Filed Document: First Amendment to Declaration; Filed Date: April 19, 2002; Recording Information: D202108869.
      e. Filed Document: Second Amendment to Declaration; Filed Date: April 19, 2002; Recording Information: D2021088705.
      f. Filed Document: First Amendment to Declaration of Covenants, Easements, and Restrictions; Filed Date: April 19, 2002; Recording Information: D202108872.
      g. Filed Document: Supplement to Declaration of Covenants, Easements, and Restrictions; Filed Date: June 17, 2002; Recording Information: D202310481.

h. Filed Document: Second Amendment to Declaration of Covenants, Easements, and Restrictions; Filed Date: January 9, 2003; Recording Information: D203012666.
i. Filed Document: Supplement to Declaration; Filed Date: February 4, 2003; Recording Information: D203045163.
j. Filed Document: Third Amendment to Declaration of Covenants, Easements, and Restrictions; Filed Date: July 10, 2003; Recording Information: D203248486.
k. Filed Document: Fourth Amendment to Declaration of Covenants, Easements, and Restrictions; Filed Date: August 29, 2005; Recording Information: D205255118.
l. Filed Document: Third Amendment to Declaration; Filed Date: November 4, 2005; Recording Information: D205333129.
m. Filed Document: Fourth Amendment to Declaration; Filed Date: March 7, 2006; Recording Information: D206066490.
n. Filed Document: Fifth Amendment to Declaration; Filed Date: November 21, 2007; Recording Information: D207416191.
o. Filed Document: Supplemental Declaration to the Declaration; Filed Date: November 21, 2007; Recording Information: D207416193.
p. Filed Document: Amendment of First Amendment to Declaration of Covenants, Easements, and Restrictions; Filed Date: January 25, 2010; Recording Information: D210016649.
q. Filed Document: Amendment of Second Amendment to Declaration of Covenants, Easements, and Restrictions; Filed Date: October 18, 2010; Recording Information: D210257076.
r. Filed Document: Supplemental Declaration to the Declaration; Filed Date: January 12, 2012; Recording Information: D212023117.
s. Filed Document: Sixth Amendment to Declaration; Filed Date: July 12, 2012; Recording Information: D212167424.

5. Name and Mailing Address of the Association is: Heritage Homeowners Association, Inc. c/o FirstService Residential Texas, Inc., 14951 North Dallas Pkwy., Suite 600, Dallas, TX 75254.

6. Name and Mailing Address of Person Managing the Association or Its Designated Representative is: Heritage Homeowners Association, Inc. c/o FirstService Residential Texas, Inc., 14951 North Dallas Pkwy., Suite 600, Dallas, TX 75254.

7. Telephone Number to Contact the Association is: 214-871-9700.

8. Email Address to Contact the Association: Resale Certificates and other information regarding the Association may be requested by contacting the Association c/o FirstService Residential via https://www.fsresidential.com/texas/resale-and-lender-documents. Alternatively, you may contact the office for FirstService Residential by e-mail at Mgmt-CertificateTX@fsresidential.com.

9. The Association's website is: https:// heritage.connectresident.com.

10. Fees charged by the Association upon the sale or transfer of Property:
    a. Resale Disclosure Package: $375.00.
        i. 1-2 days: $500.00.
        ii. 3-5 days: $450.00.
    b. Resale Disclosure Update (Within 60 days of Original Request): $75.00.
    c. Transfer Fee: $340.00.
    d. Refinance Certificate Fee: $150.00.
        i. 1-2 days: $275.00.
        ii. 3-5 days: $225.00.
    e. HOA Questionnaire (optional): $250.00.
    f. Loan Estimate Questionnaire (optional): $100.00.
    g. Initial Contribution (Initial Sales D/B to H): $1,200.00.
    h. Initial Contribution (Initial Sales H to H): $1,200.00.
    i. Builder PID Fee: $200.00.

Executed on this the 31st day of October 2024.

HERITAGE HOMEOWNERS ASSOCIATION, INC.

By: _____
Jennifer Huerta, Market President of FirstService Residential Dallas Fort Worth, LLC

THE STATE OF TEXAS §
§ **ACKNOWLEDGMENT**
COUNTY OF DALLAS §

BEFORE ME, the undersigned notary public, on this the 31st day of October 2024 personally appeared, President of FirstService Residential Texas, Inc., and Managing Heritage Homeowners Association, Inc. known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that s/he executed the same for the purpose and in the capacity therein expressed and on behalf of the Association.

Colette Marie Wilson
My Commission Expires
11/22/2027
Notary ID 2996985

_____
Notary Public in and for the State of Texas

E-RECORDED BY:

SEARS BENNETT & GERDES, LLP
6548 GREATWOOD PKWY.
SUGAR LAND, TEXAS 77479