
MARY LOUISE NICHOLSON
COUNTY CLERK

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 January 1, 2023 by Newport Villas Property Owners' Association, Inc., a Texas non-profit corporation (the "Association").

WITNESSETH:

WHEREAS, the Declarant for Newport Villas has previously placed of record that certain Declaration of Covenants, Conditions and Restrictions for Newport Villas filed of record on or about January 10, 2002 (the "Declaration") and recorded at Instrument #D202009042 in the Real Property Records of Tarrant County, Texas, which Declaration is incorporated herein for all purposes.

WHEREAS, Declarant has created the Association for the benefit Newport Villas.

WHEREAS, the Association was duly formed on November 5, 2002, as Newport Villas Property Owners' 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 Newport Villas.
2. Name of the Association. The name of the Association is the Newport Villas Property Owners' Association, Inc. and is located in Tarrant County, Texas. The mailing address for the Association is PMI Metroplex Properties, P.O. Box 211327, Bedford, TX 76095.
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 Tarrant County Clerk's office.
4. Recording Data for the Declaration. The Declaration for the Association was filed on or about January 10, 2002 (the "Declaration") recorded at Instrument #D202009042 in the Real Property Records of Tarrant County, Texas; which Declaration is incorporated herein for all purposes and any amendments or supplements thereto.
5. The Name and Mailing Address of Managing Agent. The Association's managing agent is:

PMI Metroplex Properties
P.O. Box 211327
Bedford, TX 76095

6. Manager of the Association. The telephone number for the manager of the Association is 817-952-9009 and the email address for the manager of the Association is hoa@pmimetroplexproperties.com.

7. Website for the Association. The website for the Association is www.pmihoa.com.

8. Resale Certificates: Resale Certificates may be requested by contacting PMI Metroplex Properties at 817-952-9009 or at hoa@pmimetroplexproperties.com. The cost in relation to resales are as follows:

- a. Transfer Fee: \$100.00
- b. Resale Certificate: \$180.00
- c. Rush Fees: \$65.00 to 115.00

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

ASSOCIATION:

Newport Villas Property Owners' Association, Inc., a Texas non-profit corporation

By:

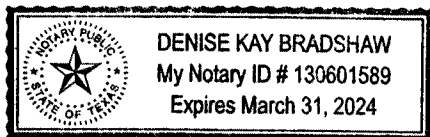
Brian Scholcraft

Authorized Representative for
Newport Villas Property Owners' Association,
Inc.

THE STATE OF TEXAS §
COUNTY OF DALLAS §

This instrument was acknowledged before me on this 24th day of January, 2023 by Brian Scholcraft, Authorized Representative for Newport Villas Property Owners' Association, Inc., a Texas non-profit corporation, on behalf of such corporation.

Notary Public in and for the State of Texas



Denise Kay Bradshaw

Notary Public Signature