

**AFTER RECORDING, RETURN TO:**

**Judd A. Austin, Jr.  
Henry Oddo Austin & Fletcher, P.C.  
1717 Main Street  
Suite 4600  
Dallas, Texas 75201**

STATE OF TEXAS           §  
                                     §  
COUNTY OF TARRANT   §

**PROPERTY OWNERS' ASSOCIATION  
MANAGEMENT CERTIFICATE  
FOR  
WELLINGTON HOMEOWNERS ASSOCIATION**

This PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE ("Certificate") is made on behalf of WELLINGTON HOMEOWNERS ASSOCIATION, a Texas non-profit corporation ("Association").

**WHEREAS**, HPC Wellington North Development Corporation, a Texas corporation, as the Declarant, executed and previously placed of record that certain Declaration of Covenants, Conditions & Restrictions for Wellington, recorded under Instrument Number D218076672 of the Official Public Records of Tarrant County, Texas ("Declaration") as supplemented or amended, 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 subdivision which is the subject of the Declaration is Wellington, Phase 2 – North, Phase 2 – South, and Phase 3.

2.     **Name and Mailing Address of the Association**. The name of the Association is Wellington Homeowners Association, and its mailing address is c/o FirstService Residential, Inc. ("FirstService Residential"), 14951 N. Dallas Pkwy, Ste. 600, Dallas, Texas 75254.

3.     **Recording Data for the Subdivision**. The recording data for Wellington, an addition to the City of Fort Worth, Tarrant County, Texas, is recorded as Instrument No. D218061717, Instrument No. D218078838, and Instrument No. D220004522, in the Official Public Records of Tarrant County, Texas, including all amendments, supplements, and replats thereto.

4. **Recording Data for the Declaration.** The recording data for the Declaration was recorded under Instrument No. D218076672, Instrument No. D219235280 (First Amendment), Instrument No. D221345051 (Second Amendment), Instrument No. D218076673 (Wellington Covenant of Construction, Fence & Use Restrictions), Instrument No. D221345058 (First Amendment to Wellington Covenant of Construction, Fence & Use Restrictions), Instrument No. D223214721 (Second Amendment to Wellington Covenant of Construction, Fence & Use Restrictions), Instrument No. D224001744 (Third Amendment to Wellington Covenant of Construction, Fence & Use Restrictions – Applicable to Phase 3 Only), and Instrument No. D224101871 (Third Amendment), along with any and all amendments and supplements recorded in the Official Public Records of Tarrant County, Texas.

5. **Name and Contact Information for the Association or the Managing Agent of the Association.** The current mailing address for the Association is c/o First Service Residential, 14951 N. Dallas Pkwy, Ste. 600, Dallas, Texas 75254, telephone number is (817) 380-7000, and e-mail address is [theresa.wright@fsresidential.com](mailto:theresa.wright@fsresidential.com).

6. **Website.** The Association's website may be found at <https://wellington.connectresident.com>.

7. **Fees Due Upon Property Transfer.** Fees charged relating to a property transfer are:

<b>Type of Property Transfer</b>	<b>Dollar Amount</b>
Transfer Fee	\$340.00
Resale Disclosure Package (6-10 days; 3-5 days; 1-2 days)	\$375.00; \$450.00; \$500.00
Resale Disclosure Update (within 60 days of original request)	\$75.00
Loan Estimate Questionnaire (optional) – (Single Family)	\$100.00
HOA Questionnaire (optional) – (Single Family)	\$250.00

8. **Resale Certificates and Other Information.** 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>. The telephone number for FirstService Residential is (817) 380-7000. Alternatively, you may contact the office for FirstService Residential at 14951 N. Dallas Pkwy, Ste. 600, Dallas, Texas 75254 or by e-mail at [Mgmt-CertificateTX@fsresidential.com](mailto:Mgmt-CertificateTX@fsresidential.com).

**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. This Certificate shall serve to take the place of all Management Certificates previously filed on behalf of the Association.

**ASSOCIATION:**

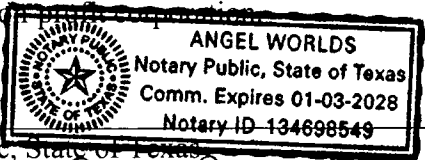
**WELLINGTON  
HOMEOWNERS ASSOCIATION,  
a Texas non-profit corporation**

By: FirstService Residential, Inc.  
Its: Managing Agent

By: Katie M Ward  
Katie Ward  
Its: President, Dallas/Fort Worth

STATE OF TEXAS       §  
                                  §  
COUNTY OF DALLAS   §

This instrument was acknowledged before me on the 8<sup>th</sup> day of July, 2024,  
by Katie Ward, President - Dallas/Fort Worth, with FirstService Residential, Inc., the Managing  
Agent of Wellington Homeowners Association, a Texas non-profit corporation.

  
Notary Public, State of Texas  
Angel Worlds

