



D222000955

01/03/2022 12:59 PM

Page: 1 of 3

Fees: \$27.00

PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE

SUBMITTER: PROPERTY MANAGEMENT GROUP LLC

AMENDED AND RESTATED MANAGEMENT CERTIFICATE  
OF  
CARRIAGE GATE HOMEOWNERS ASSOCIATION, INC.

*Mary Louise Nicholson*  
MARY LOUISE NICHOLSON  
COUNTY CLERK

The undersigned, being an officer of Carriage Gate Homeowners Association, Inc. (the "Association") and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

THIS CERTIFICATE AMENDS, RESTATES AND REPLACES IN ITS ENTIRETY THAT CERTAIN CARRIAGE GATE HOMEOWNERS ASSOCIATION, INC. MANAGEMENT CERTIFICATE, RECORDED AS DOCUMENT NO. D198183527, IN THE OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS.

1. The name of the subdivision: Carriage Gate
2. The name of the association: Carriage Gate Homeowners Association, Inc., a Texas non-profit corporation.
3. The recording data for the subdivision: That real property in Tarrant County, Texas, as described in Appendix "A" to that certain Declaration of Covenants, Conditions and Restrictions for Carriage Gate, recorded under Document No. D19327536, D195144789, D198183527 Official Public Records of Tarrant County, Texas (the "**Declaration**").
4. The recording data for the Declaration with any amendments and/or supplements to the Declaration: The recording data for the Declaration and any amendments and supplements thereto, are particularly described on Exhibit "A" attached hereto and incorporated herein by reference.
5. The name and mailing address of the Association: Carriage Gate Homeowners Association, Inc. c/o Property Management Group, LLC, 10340 Alta Vista Road Unit C, Fort Worth, TX 76244, Attn: Dawn Kelly.
6. The name, mailing address, telephone number, and email address of the person managing the association:

Name:	Property Management Group, LLC
Attn:	Dawn Kelly
Mailing Address:	10340 Alta Vista Road Unit C, Fort Worth , TX 76244
Telephone Number:	817.337.1221
Email Address:	DKelly@PropertyManagementGroup.org; CustomerService@PropertyManagementGroup.org
7. Website to access the association's dedicatory instruments: [carriagegatetxhoa.com](http://carriagegatetxhoa.com)
8. Amount and description of fees related to property transfer in the subdivision: The association fees are in the following amounts:

Transfer Fee – \$150.00

Resale Certificate Fee - \$250.00

The association fees cover all costs that the association incurs related to a property transfer in the subdivision.

EXECUTED to be effective on the date this instrument is Recorded.

**CARRIAGE GATE HOMEOWNERS  
ASSOCIATION, INC., a**

Texas non-profit corporation

By: Dawn Kelly

Name: Dawn Kelly

Title: Property Manager

STATE OF TEXAS §

§

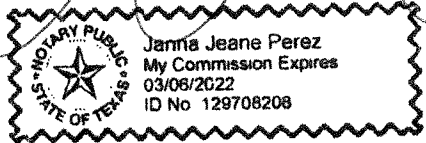
COUNTY OF Tarrant §

This instrument was acknowledged before me this 16<sup>th</sup> day of December, 2021 by

Dawn Kelly, Property Manager of Carriage Gate Homeowners Association, Inc., a  
Texas non-profit corporation, on behalf of said non-profit corporation.

[SEAL]

Janna Jeane Perez  
Notary Public Signature



**AFTER RECORDING RETURN TO:**  
**PROPERTY MANAGEMENT GROUP, LLC**  
**10340 ALTA VISTA ROAD UNIT C**  
**FORT WORTH, TX 76244**  
**DKELLY@PROPERTYMANAGEMENTGROUP.ORG**

**EXHIBIT "A"**

**RECORDING DATA FOR THE DECLARATION AND RELATED DOCUMENTS**

1. Declaration of Covenants, Conditions and Restrictions, recorded as Document No. D194073721  
Official Public Records of Tarrant County, Texas.
  - A. Guidelines for Display of Certain Religious Items, recorded as Document No. 0213295510  
Official Public Records of Tarrant County, Texas.
  - B. Guidelines for Rainwater Recovery Systems, recorded as Document No. 0211308220 Official  
Public Records of Tarrant County, Texas.
  - C. Guidelines for Display of Flags, recorded as Document No. 0211308219 Official Public  
Records of Tarrant County, Texas.
  - D. Guidelines for Solar Energy Devices, recorded as Document No. 0211308218 Official Public  
Records of Tarrant County, Texas.
  - E. Carriage Gate Homeowners Association, Inc. Collection Policy, recorded as Document No.  
0211308213 Official Public Records of Tarrant County, Texas.
  - F. Alternative Payment Schedule Guidelines for Certain Assessments, recorded as Document  
No. 0211308214 Official Public Records of Tarrant County, Texas.
  - G. Policy for Priority of Payments, recorded as Document No. 0211308215 Official Public  
Records of Tarrant County, Texas.
  - H. Records Production and Copying Policy, recorded as Document No. 0211308216 Official  
Public Records of Tarrant County, Texas.
  - I. Document Retention Policy, recorded as Document No. 0211308217 Official Public Records of  
Tarrant County, Texas.
2. By-Laws of Carriage Gate Homeowners Association, Inc., recorded as Document No. 11509-1758  
Official Public Records of Tarrant County, Texas.



FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS OF  
TARRANT COUNTY, TEXAS  
01/03/2022 12:59 PM

D222000955  
PROPERTY OWNERS ASSOCIATION MANAGEMENT CE  
Pages: 3  
Fees: \$27.00

*Mary Louise Nicholson*  
MARY LOUISE NICHOLSON  
COUNTY CLERK

Block DocID