

  
MARY LOUISE NICHOLSON  
COUNTY CLERK

*(To be recorded in Real Property Records of Tarrant County, Texas)*

## **HR of Saginaw Homeowners Association, Inc. Property Owners' Association Management Certificate**

As Required by Section 209.004, Texas Property Code

This certificate updates and entirely replaces any previously recorded management certificate for this subdivision, such as instruments recorded as Documents D223003331, D222034210, D221253497, D221053169, D213293340 and D206080234

**1. Subdivision information.** HR of Saginaw Homeowners Association, Inc. is an addition to the city of Fort Worth in Tarrant County, Texas. The plats are recorded in the Plat Records of Tarrant County, Texas as:

- Phase I, on February 16, 2000, recorded as Document No. D200033063
- Replat Phase I, on September 14, 2000, recorded as Document No. D200208633
- Phase II, on June 26, 2001, recorded as Document No. D201145789
- Phase 3A, 3B, 4, and 5, recorded in Volume 12092 Page 516

**2. Declaration information.** Lots in HR of Saginaw Homeowners Association are subject to Declaration of Covenants, Conditions, and Restrictions for Heather Ridge Development recorded on May 9, 2000, as Document Number D200098270, Real Property Records, Tarrant County, Texas as amended or supplemented from time to time including the following instrument(s) recorded in the Real Property Records of Tarrant County, Texas:

- November 29, 2000, as Document No. D200267536, Amended and Restated Declaration of Covenants, Conditions, and Restrictions for Heather Ridge Development
- April 1, 2003, as Document No. D203112067, First Amendment to Declaration of Covenants, Conditions, and Restrictions for HR of Saginaw
- February 13, 2004, as Document No. D204048455, Supplemental Declaration of Covenants, Conditions, and Restrictions for Heather Ridge Development

**3. Dedicatory instruments:** HR of Saginaw Design Guidelines, recorded on December 18, 2023, as Document No. D223222234, in the Official Public Records of Tarrant County, Texas.

**4. Name of property owners' association:** HR of Saginaw Homeowners Association, Inc.

**5. How to contact the association through its managing agent.**

HR of Saginaw Homeowners Association, Inc.  
c/o FirstService Residential Texas, Inc., a Texas Corporation, d/b/a FirstService Residential  
("FirstService Residential")  
14951 North Dallas Parkway, Suite 600  
Dallas, Texas 75254  
Phone: 214-871-9700  
Website: [www.fsresidential.com](http://www.fsresidential.com)  
Email Address: [Mgmt-CertificateTX@fsresidential.com](mailto:Mgmt-CertificateTX@fsresidential.com)  
Community Website: <https://HRofSaginaw.connectresident.com>  
Transfer Fee: \$340.00  
Resale Disclosure Package (6-10 days; 3-5 days; 1-2 days): \$375, \$450; \$500  
Resale Disclosure Update (within 60 days of original request) \$75  
Refinance Certificate Fee (6-10 days; 3-5 days; 1-2 days) \$150, \$225, \$275

HOA Questionnaire (optional) – (Single Family) \$250.00  
 Loan Estimate Questionnaire (optional) – (Single Family) \$100.00  
 Custom Lender Form Mortgage Questionnaire – (Condominiums) \$350  
 Uniform Condo Questionnaire (6-10 days; 3-5 days; 1-2 days) \$220; \$275; \$325

**6. Purpose.** The purpose of the Property Owners' Association Management Certificate is to provide information sufficient for a title company to correctly identify the subdivision and to contact its governing association. This Management Certificate does not purport to identify every publicly recorded document affecting the subdivision, or to report every piece of information pertinent to the subdivision. No person should rely on this Management Certificate for anything other than instructions for contacting the association in connection with the transfer of title to a home in the subdivision.

Signed on the 24 day of January 2024

HR of Saginaw Homeowners Association, Inc.,  
 a Texas property owners' association

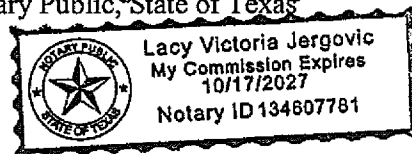
By: [Signature]  
 Name: PATRICK DROESCH  
 Title: PRESIDENT

FirstService Residential Texas, Managing Agent

STATE OF TEXAS           §  
                                      §  
 COUNTY OF DALLAS       §

This instrument was acknowledged before me on this 24 day of January  
 2024 by PATRICK DROESCH of FirstService Residential Texas, Inc., Managing  
 Agent of HR of Saginaw Homeowners Association, Inc., a Texas property owners' association, on behalf  
 of said association.

[Signature]  
 Notary Public, State of Texas



**AFTER RECORDING, PLEASE RETURN TO:**

HR of Saginaw Homeowners Association, Inc.  
 c/o FirstService Residential Texas, Inc., a Texas Corporation, d/b/a FirstService Residential  
 ("FirstService Residential")  
 14951 North Dallas Parkway, Suite 600

Dallas, Texas 75254