

Forme



Mary Louise Nicholas  
MARY LOUISE NICHOLSON  
COUNTY CLERK

D222041158

02/15/2022 11:03 AM

Page: 1 of 3

Fees: \$27.00

PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE

SUBMITTER: PROPERTY MANAGEMENT GROUP LLC

AMENDED AND RESTATED MANAGEMENT CERTIFICATE  
OF  
LAKES OF MARSHALL RIDGE HOMEOWNERS  
ASSOCIATION, INC.

The undersigned, being an officer of Lakes of Marshall Ridge 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 LAKES OF MARSHALL RIDGE HOMEOWNERS ASSOCIATION, INC. MANAGEMENT CERTIFICATE, RECORDED AS DOCUMENT NO. D217099849 IN THE OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS.

1. The name of the subdivision: Lakes of Marshall Ridge
2. The name of the association: Lakes of Marshall Ridge 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 Exhibit "A" to that certain Declaration of Covenants, Conditions and Restrictions for Lakes of Marshall Ridge Homeowners Association, Inc., recorded under Document No. D217099849 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: Lakes of Marshall Ridge Homeowners Association, Inc. c/o Property Management Group, LLC, 10340 Alta Vista Road, 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: Not Required
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.

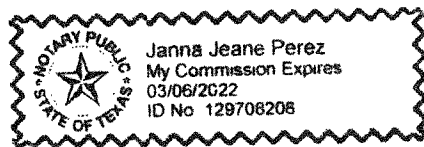
**LAKEs OF MARSHALL RIDGE HOMEOWNERS  
ASSOCIATION, INC., a Texas non-profit corporation**

By: *Dawn Kelly*  
Name: *Dawn Kelly*  
Title: *Authorized Agent*

STATE OF TEXAS           §  
  §  
COUNTY OF Tarrant   §

This instrument was acknowledged before me this 6<sup>th</sup> day of January, 2022 by *Dawn Kelly, Authorized Agent* of Lakes of Marshall Ridge 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"**

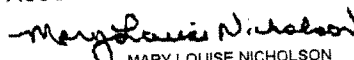
**RECORDING DATA FOR THE DECLARATION AND RELATED DOCUMENTS**

1. Declaration of Covenants, Conditions and Restrictions for Lakes of Marshall Ridge Homeowners Association, recorded as Document No. D217099849 on May 4, 2017, Official Public Records of Tarrant County, Texas.



FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS OF  
TARRANT COUNTY, TEXAS  
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