



## MANAGEMENT CERTIFICATE FOR DAVIS PARK POA

STATE OF TEXAS       §  
                                  §  
COUNTY OF LUBBOCK   §

In accordance with Section 209.004 of the Texas Property Code, Davis Park POA files this Management Certificate for the purpose of providing the following information:

1.     **Name of Subdivision:** Davis Park, an Addition located in Section 38, Block 20, Lubbock County, Texas.

2.     **Name of Homeowners Association:** Davis Park POA, a Texas non-profit corporation.

3.     **Recording Data for Subdivision:** Dedicatory Certificate recorded in Document No. 2020057571 of the Official Public Records of Lubbock County, Texas, impressing the name of LOTS 1 through 54 and TRACTS "A" through "D", DAVIS PARK, an Addition located in Section 38, Block 20, Lubbock County, Texas.

4.     **Recording Data for Declaration:** The Declaration of Covenants, Conditions, Restrictions and Easements for the Subdivision are recorded in Document No. 2020058191 of the Official Public Records of Lubbock County, Texas. The Declaration includes an annual maintenance assessment constituting a lien upon the lots within the Subdivision.

5.     **Mailing Address of Association:** Davis Park POA  
  P.O. Box 64446  
  Lubbock, Texas 79464

The Association's registered agent and office are on file with the Secretary of State of Texas.

7.     **Bylaws of the Association:** The Bylaws of Davis Park POA are recorded in Document No. 2020058192 of the Official Public Records of Lubbock County, Texas.

8.     **Name of Association's Designated Representative:** The Association's Designated Representative is Texas Hawkize Property Management, LLC, 3917 114<sup>th</sup> Street, Lubbock, Texas 79423.

Other information the Association considers appropriate for the governing, administration or operation of the subdivision and homeowners associations: All of Lots One (1) through Fifty-Four (54), and Tracts "A" through "D," Davis Park, an Addition located in Section 38, Block 20, Lubbock County, Texas, are subject to the Declaration as described above, as may be amended and supplemented; and all of said Lots are subject to an assessment lien in favor of Davis Park POA and to said Association's authority to levy and collect assessments as set forth in (i) Article V of the Declaration. All Owners of a Lot or Lots within the Subdivision are obligated to be a member of the Association. Restrictive covenants governing the use and occupancy of the property within the subdivision, and dedicatory instruments governing the establishment, maintenance and operation of this residential community are recorded in the office of the Lubbock County Clerk, with the recording information for said instruments being described above, and copies of the restrictive covenants and dedicatory instruments may be obtained from the Lubbock County Clerk. Every Owner of a Lot or Lots within the subdivision, except as expressly provided in the Declaration, is obligated to pay assessments to the Association. The amount of the assessment is subject to change. An Owner's failure to pay the assessments could result in a lien on and the foreclosure of the Lot or Lots owned by the Owner, subject to the provisions of the *Texas Residential Property Owners Protection Act* and all other applicable law. ("Owner" and "Lot" are defined in the Declaration). The assessment lien held by the Homeowner's Association is subordinate to certain liens and mortgages as set forth in Article V, Section 8 of the Declaration.

2

**Note:** This 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 identify all information applicable to the subdivision. No person should rely on this Management Certificate for any purpose other than the identification of the Association and its contact person in relation to the transfer of title to property within the subdivision.

DAVIS PARK DEVELOPMENT, LTD., a Texas limited partnership

By: WJD ENTERPRISES, LLC, a Texas limited liability company, its General Partner

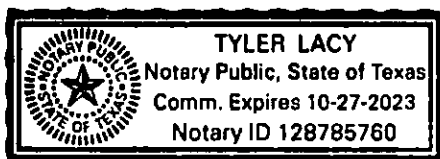
By: William Jewell Davis  
William Jewell Davis, Manager

THE STATE OF TEXAS

COUNTY OF LUBBOCK

BEFORE ME, the undersigned, being a Notary Public in and for the State of Texas, on this day personally appeared WILLIAM JEWELL DAVIS, known to me, or proved to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the instrument as the act of WJD ENTERPRISES, LLC, a Texas limited liability company, and that he executed the instrument on behalf of the entity for the purposes and consideration expressed, and in the capacity hereinabove stated; said limited liability company acting as General Partner on behalf of DAVIS PARK DEVELOPMENT, LTD., a Texas limited partnership.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this 21<sup>st</sup> day of December, 2020.



Tyler Lacy  
Notary Public, State of Texas

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS



*Kelly Pinion*

Kelly Pinion, County Clerk  
Lubbock County, TEXAS  
12/22/2020 09:23 AM  
FEE: \$30.00  
2020058193

