

**PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE
FOR
THE TOWER RESIDENTIAL II CONDOMINIUM ASSOCIATION, INC.**

THE STATE OF TEXAS §
 §
COUNTIES OF TARRANT §

The undersigned, being an Officer of The Tower Residential II Condominium Association, Inc., a non-profit corporation organized and existing under the laws of the State of Texas, submits the following information pursuant to Section 82.116 of the Texas Property Code which supersedes any prior Management Certificate filed by the Association:

1. Name of Condominium: The Tower Residential II.
2. Name of Association: The Tower Residential II Condominium Association, Inc.
3. Location of the Condominium: The Tower Residential II, 500 Throckmorton, Suite 500, Fort Worth, TX 76102.
4. Recording Data for the Condominium Declaration:
 - a. Declaration of Condominium Regime for the Tower Residential II Condominium, recorded under Document D205078021, Official Public Records of Tarrant County Texas.
 - b. First Amendment to Declaration of Condominium Regime for the Tower Residential II Condominium, recorded under Document D205080742, Official Public Records of Tarrant County Texas.
 - c. Second Amendment to Declaration of Condominium Regime for the Tower Residential II Condominium, recorded under Document D205139264, Official Public Records of Tarrant County Texas.
 - d. Third Amendment to Declaration of Condominium Regime for the Tower Residential II Condominium, recorded under Document D205263014, Official Public Records of Tarrant County Texas.
5. Name and Mailing Address of the Association is: The Tower Residential II Condominium Association, Inc., c/o FirstService Residential Texas, Inc., 14951 North Dallas Pkwy., Suite 600, Dallas, TX 75254.
6. Name and Mailing Address of Person Managing the Association or Its Designated Representative is: The Tower Residential II Condominium Association, Inc., c/o FirstService Residential Texas, Inc., 14951 North Dallas Pkwy., Suite 600, Dallas, TX 75254.
7. Telephone Number to Contact the Association is: 214-871-9700.

- 8. Email Address to Contact the Association: Mgmt-CertificateTX@fsresidential.com
- 9. The Association’s website may be found at: <https://TheTower.connectresident.com>
- 10. Fees charged by the Association upon the sale or transfer of a Unit:

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
Working Capital Fee/Reserves Contribution	Equal to 1.5 months dues

Executed on this the 21 day of JANUARY 2024⁵.

The Tower Residential II Condominium Association, Inc., a Texas non-profit corporation

By: 
TODD R. PRATT, Officer

THE STATE OF TEXAS §

COUNTY OF TARRANT § ACKNOWLEDGMENT §

BEFORE ME, the undersigned notary public, on this the 1/21 day of January 2025 personally appeared Todd Pratt, Officer of The Tower Residential II Condominium Association, Inc. known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that s/he executed the same for the purpose and in the capacity therein expressed and on behalf of the Association.

Debra Ann Hunn
Notary Public in and for the State of Texas

