


MARY LOUISE NICHOLSON
COUNTY CLERK

**PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE
for
DEERFIELD HOA, INC.**

THE STATE OF TEXAS §
 §
COUNTY OF TARRANT §

The undersigned, being the Managing Agent of Deerfield HOA, Inc., a non-profit corporation (the "**Association**") organized and existing under the laws of the State of Texas, submits the following information pursuant to Section 209.004 of the Texas Property Code, which supersedes any Management Certificate previously filed by the Association:

1. Name of Subdivision: The name of the subdivision is Deerfield.
2. Name of Association: The name of the Association is Deerfield HOA, Inc.
3. Recording Data for the Subdivision:
 - a. Deerfield, a subdivision in Tarrant County, Texas, more particularly described by metes and bounds in that Exhibit "A" attached to (and incorporated herein by reference) such document described below under Paragraph 4.a(1) and 4.b(1), and all amendments and annexations thereto, if any.
4. Recording Data for the Declaration*:
 - a. Documents:
 - (1) Restrictions and Covenants of Deerfield.
 - (2) Supplemental Restrictions and Covenants of Deerfield.
 - (3) Certificate of Resolution.
 - b. Recording Information:
 - (1) Tarrant County Clerk's File No. D199170748.
 - (2) Tarrant County Clerk's File No. D207276831.
 - (3) Tarrant County Clerk's File No. D217212291.
5. Name and Mailing Address of the Association: The name and mailing address of the Association is Deerfield HOA, Inc., c/o PMI Metroplex, 2921 Brown Trail, Ste. 220, Bedford, TX 76021.
6. The Contact Information for the Association's Designated Representative: The contact information of the designated representative of the Association is:

Deerfield HOA, Inc.
 PMI Metroplex
 2921 Brown Trail, Ste. 220
 Bedford, TX 76021.
 817.952.9009 x1
 hoa@pmimetroplexproperties.com

7. The Association's Dedicatory Instruments are available to Members online at:
 www.pmihoa.com
8. The Amount and Description of the Fees and Other Charges Charged by the Association in Connection with a Property Transfer:

For Schedule of Fees, see attached Exhibit "A."

Executed on this 23rd day of February, 2022.

DEERFIELD HOA, INC.

By: Metroplex PMI,
 Managing Agent

By: Brian Schoolcraft

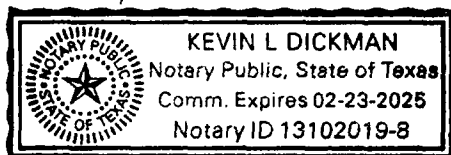
Printed: Brian Schoolcraft

Its: Agent

*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. Rather, the purpose of this Management Certificate is to provide information sufficient for a title company or others to correctly identify the Subdivision and to contact the Association. No person should rely on this Management Certificate for anything other than instructions for identifying and contacting the Association.

THE STATE OF TEXAS §
 §
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BEFORE ME, the undersigned notary public, on this 23rd day of FEBRUARY, 202², personally appeared Brian Schoolcraft, Managing Agent of Deerfield HOA, 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.



Kevin L. Dickman
 Notary Public in and for the State of Texas



TRID Loan Estimate Fee Schedule
for
Deerfield HOA, Inc.

The following information is provided by PMI Metroplex to assist you in completing the Loan Estimate. This form lists all available products for the Association and should not be considered a recommendation of what to obtain for your real estate/financing transaction. Identify the items you will order and enter the corresponding fees on the Loan Estimate.

Required Payments	Fee	When Paid
Regular Assessment Amount	See Comments	
Compliance Packages	Fee	When Paid
Bank Owned Property Package (REQUIRED FOR FORECLOSED PROPERTIES) This package is required for properties that have been recently foreclosed upon or have a deed taken in lieu of foreclosure. Included is a statement of all fees owed by the bank and disclosure information for maintaining and marketing the property. Additional documents from the list below may also be included if they pertain to this Association. Products included, if they pertain to the Association: Special Assessments Rules and Regulations Litigation Unit Ledger Statement of Account Design Document Insurance Dec Page CCRs W-9 Reserve Report Bylaws Budget Articles of Incorporation Annual Financials Resolutions and Policies Welcome Packages	\$300.00	Up Front

Resale Certificate Package PLUS the Statement of Account REQUIRED FOR RESALE. This bundle includes a TREC form and association documents necessary for closing. PLEASE NOTE: DOCUMENTS VARY PER ASSOCIATION. SOME DOCUMENTS MAY NOT BE APPLICABLE OR PROVIDED WITHIN THE BUNDLE/PACKAGE. Products included, if they pertain to the Association: Special Assessments Rules and Regulations Litigation Statement of Account Design Document Insurance Dec Page CCRs Resale Disclosure Reserve Report Bylaws Budget Articles of Incorporation Annual Financials Current Unaudited Financial Documents Resolutions and Policies Welcome Packages	\$250.00	Up Front
Bundle & Save 1. Premium Lender Questionnaire Bundle (Best Value!) EVERYTHING your underwriter needs to quickly underwrite the subject property. This package includes a Lender Questionnaire and additional documents from the list below if they pertain to this Association. Products included, if they pertain to the Association: Special Assessments Rules and Regulations Litigation Design Document Insurance Dec Page CCRs Lender Questionnaire Bylaws Budget Articles of Incorporation Annual Financials Resolutions and Policies	\$185.00	Up Front
2. Standard Lender Questionnaire Bundle Minimum documentation for underwriting the subject property. For most comprehensive package, please see Premium Lender Bundle above. This package includes a Lender Questionnaire and additional documents from the list below if they pertain to this Association. Products included, if they pertain to the Association: Insurance Dec Page Lender Questionnaire Budget	\$165.00	Up Front
Individual Disclosure Forms and Association Documents	Fee	When Paid

Appraiser Questionnaire	\$60.00	Up Front
Lender Questionnaire	\$145.00	Up Front
Refinance Statement of Account	\$100.00	Up Front
Statement of Account	\$100.00	Up Front
Additional Fees (Optional)	Fee	When Paid
CD Delivery Fee	\$30.00	Up Front
Credit Card Convenience Fee (for credit card payments only)	\$6.00	Up Front
Custom Questionnaire Fee (*Add this fee to Questionnaire Fee)	\$60.00	Up Front
Custom Questionnaire Rush Fee (*Add this fee to Questionnaire Rush Fees)	\$35.00	Up Front
Lender Questionnaire 1 business days Rush Fee	\$65.00	Up Front
Lender Questionnaire 2 business days Rush Fee	\$40.00	Up Front
Lender Questionnaire Update from 1 to 30 days	\$25.00	Up Front
Multi-Product Order 1 business days Rush Fee	\$115.00	Up Front
Multi-Product Order 3 business days Rush Fee	\$85.00	Up Front
Multi-Product Order 5 business days Rush Fee	\$65.00	Up Front
Refinance Statement of Account Update from 1 to 14 days	No Cost	No Cost
Refinance Statement of Account Update from 15 to 45 days	\$50.00	At Close
Refinance Statement of Account Update from 46 to 90 days	\$75.00	At Close
Resale Disclosure 1 business days Rush Fee	\$115.00	Up Front
Resale Disclosure 3 business days Rush Fee	\$85.00	Up Front
Resale Disclosure 5 business days Rush Fee	\$65.00	Up Front
Resale Disclosure Update from 1 to 180 days	\$55.00	Up Front
Rush Existing Order (*Add this fee to Rush Fees)	\$25.00	
Statement of Account 1 business days Rush Fee	\$115.00	Up Front
Statement of Account 3 business days Rush Fee	\$85.00	Up Front
Statement of Account 5 business days Rush Fee	\$65.00	Up Front
Statement of Account Update from 1 to 14 days	No Cost	No Cost
Statement of Account Update from 15 to 45 days	\$50.00	At Close
Statement of Account Update from 46 to 90 days	\$75.00	At Close
Three Day Shipping Fee	\$45.00	Up Front
TRID	Fee	When Paid
TRID-List of Fees and Charges (NOT TO BE USED FOR CLOSING)	No Cost	No Cost

Loan Estimate Disclaimer: Fees vary by association and individual units and cannot be finalized until the closing of a transaction. Fees including, but not limited to, Regular Assessment Amount, Special Assessments, Transfer Fees, Capital Contributions, Move In Fees, Collection Fees, etc. may be assessed to each property and will be finalized on the Closing Disclosure. Please work with the Closing Agent to

obtain these exact fee amounts.

All fees are subject to change without notice and can only be finalized at the time a transaction is prepared to close and the Closing Disclosure is completed.

Comments: