

  
MARY LOUISE NICHOLSON  
COUNTY CLERK

## FOREST HILLS TOWNHOMES MANAGEMENT CERTIFICATE

This Property Owners' Association Management Certificate is being recorded by **Forest Hills Townhomes** (the "Association") in compliance with the terms of Chapter 82 of the Texas Property Code and supersedes any prior management certificate filed by the Association. The Association submits the following additional information:

**Name of the Subdivision:** Forest Hills Townhomes

**Name of the Association:** Forest Hills Townhomes

**Recording Data for Association:**

The Subdivision is recorded according to the Map and Plat Records in Tarrant County, Texas, as follows;

**Recording Data for Restrictions:**

The Declarations for the Association are recorded in the Real Property Records of Tarrant County, Texas, as follows:

- (a) Declaration of Covenants, Conditions and Restrictions of Forest Hills Townhomes under record in Tarrant County file number D224028644, along with any amendments or supplements thereto;
- (b) Adoption of Working Capital Assessment of Forest Hills Townhomes under record in Tarrant County file number D224029264, along with any amendments or supplements thereto;
- (c) Community Manual of Forest Hills Townhomes under record in Tarrant County file number D224029251, along with any amendments or supplements thereto;
- (d) Declaration Removal and Appointment of Directors of Forest Hills Townhomes under record in Tarrant County file number D224029258, along with any amendments or supplements thereto;
- (e) Notice of Designation of Common Area (Road Improvements) of Forest Hills Townhomes under record in Tarrant County file number D224029296, along with any amendments or supplements thereto;
- (f) Declaration of Restrictive Covenants of Forest Hills Townhomes under record in Tarrant County file number D224030365, along with any amendments or supplements thereto;

**Name and Mailing Address of the Association**

Forest Hills Townhomes  
c/o Principal Management Group of North Texas  
801 E Campbell Road Ste 620  
Richardson, Texas 75081

**Name, Mailing Address, Telephone Number, and E-mail Address of Person Managing the Association or its Designated Representative**

Principal Management Group of North Texas  
801 E Campbell Road Ste 620  
Richardson, Texas 75081  
214-368-4030  
NTXcustomer@associa.us

**Website Address of the Association**

[www.townsq.io](http://www.townsq.io)

**Property Transfer Fee(s) Charged by the Association:**

New account setup fee establishing new owner's account in the association's records: \$95

Working Capital: 2 Dwellings-\$250.00

Working Capital: 3 Dwellings-\$375.00

Working Capital: 4 Dwellings-\$500.00

Resale Certificate: \$375

Resale Certificate Update: \$75

Legacy Account Closure Fee: \$220

Refinance Statement of Account: \$75

Expedite Fee for Resale Certificate prior to 10 business day delivery obligation: \$175 for 1 day expedite  
\$125 for 3 day expedite

Executed on this the 4 day of April 2024

Forest Hills Townhomes  
, acting by and through its managing agent,  
Principal Management Group of North Texas



Mark Southall, Branch President

STATE OF TEXAS           §  
  §  
COUNTY OF TARRANT   §

This instrument was acknowledged before me on the 4 day of April, 2024 by Mark Southall, Branch President with Principal Management Group of North Texas, the managing agent for Forest Hills Townhomes , a Texas nonprofit corporation, on behalf of such corporation.



Notary Public, State of Texas

When recorded return to:  
Principal Management Group of North Texas  
801 E Campbell Road Ste 620  
Richardson, Texas 75081

