

SOMERSET MANOR RESIDENTIAL COMMUNITY, INC. MANAGEMENT CERTIFICATE

This Property Owners' Association Management Certificate is being recorded by **SOMERSET MANOR RESIDENTIAL COMMUNITY, INC.** (the "Association") in compliance with the terms of Chapter 209 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: SOMERSET MANOR RESIDENTIAL COMMUNITY, INC.

Name of the Association: SOMERSET MANOR RESIDENTIAL COMMUNITY, INC.

Recording Data for Association:

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

- (a) Somerset Manor Residential Community, Inc., recorded under Film Code No. D213242302, along with any supplements or replats thereof;

Recording Data for Restrictions:

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

- (a) Somerset Manor Amended and Restated Adoption of Working Capital Assessment, under Tarrant County Clerk's file no. D214069010
- (b) Somerset Manor Adoption of Working Capital Assessment, under Tarrant County Clerk's file no. D213320301
- (c) Notice of Filing of Dedicatory Instruments for Somerset Manor Residential Community, Inc., under Tarrant County Clerk's file no. D220134641
- (d) Somerset Manor Amendment to the Community Manual, under Tarrant County Clerk's file no. D214063157
- (e) Declaration of Covenants, Conditions and Restrictions Somerset Manor, under Tarrant County Clerk's file no. D213320004

Name and Mailing Address of the Association

Somerset Manor Residential Community, Inc.
c/o Principal Management Group of North Texas
801 E. Campbell RD #620
Richardson, TX 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 RD #620
Richardson, TX 75081
214-368-4030
NTXcustomer@associa.us

Website Address of the Association

www.townsq.io
www.somersetmanor.previews.townsq.io
somersetmanorhoa.com

Property Transfer Fee(s) Charged by the Association:

New account setup fee establishing new owner's account in the association's records: \$45

Capital Fee: \$250

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
\$120 for 3 day expedite

Executed on this the 7th day of April, 2022

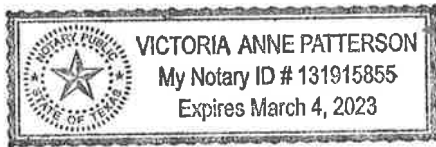
Somerset Manor Residential Community, Inc., acting by and through its managing agent, Principal Management Group of North Texas



Mark Southall, Branch President

STATE OF TEXAS §
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COUNTY OF TARRANT §

This instrument was acknowledged before me on the 22 day of April, 2022 by Mark Southall, Branch President with Principal Management Group of North Texas, the managing agent for Somerset Manor Residential Community, Inc., 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 RD #620
Richardson, TX 75081