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Fees: \$27.00

PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFIC

SUBMITTER: PROPERTY MANAGEMENT GROUP LLC

AMENDED AND RESTATED MANAGEMENT CERTIFICATE
OF
SOUTHLAKE CHELSEA PARK HOMEOWNERS' ASSOCIATION, INC.

Mary Louise Nichols
MARY LOUISE NICHOLS
COUNTY CLERK

The undersigned, being an officer of Southlake Chelsea Park Homeowners' Association, Inc. (the "Association") and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

THIS CERTIFICATE AMENDS, RESTATES AND REPLACES IN ITS ENTIRETY THAT CERTAIN CHELSEA PARK HOMEOWNERS' ASSOCIATION, INC. MANAGEMENT CERTIFICATE, RECORDED AS DOCUMENT NO. D216151144, IN THE OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS.

1. The name of the subdivision: Southlake Chelsea Park
2. The name of the association: Southlake Chelsea Park Homeowners' Association, Inc., a Texas non-profit corporation.
3. The recording data for the subdivision: That real property in Tarrant County, Texas, as described in Appendix "A" to that certain Declaration of Covenants, Conditions and Restrictions for Chelsea Park Addition, recorded under Document No. D212072435, Official Public Records of Tarrant County, Texas (the "Declaration").
4. The recording data for the Declaration with any amendments and/or supplements to the Declaration: The recording data for the Declaration and any amendments and supplements thereto, are particularly described on Exhibit "A" attached hereto and incorporated herein by reference.
5. The name and mailing address of the Association: Southlake Chelsea Park Homeowners' Association, Inc. c/o Property Management Group, LLC, 10340 Alta Vista Road Unit C, Fort Worth, TX 76244, Attn: Dawn Kelly.
6. The name, mailing address, telephone number, and email address of the person managing the association:

Name:	Property Management Group, LLC
Attn:	Dawn Kelly
Mailing Address:	10340 Alta Vista Road Unit C, Fort Worth , TX 76244
Telephone Number:	817.337.1221
Email Address:	DKelly@PropertyManagementGroup.org; CustomerService@PropertyManagementGroup.org

7. Website to access the association's dedicatory instruments: N/A
8. Amount and description of fees related to property transfer in the subdivision: The association fees are in the following amounts:

Transfer Fee – \$150.00

Resale Certificate Fee - \$250.00

The association fees cover all costs that the association incurs related to a property transfer in the subdivision.

EXECUTED to be effective on the date this instrument is Recorded.

**SOTHLAKE CHELSEA PARK HOMEOWNERS'
ASSOCIATION, INC., a**

Texas non-profit corporation

By: *Dawn Kelly*
Name: *Dawn Kelly*
Title: *Property Manager*

STATE OF TEXAS §

§

COUNTY OF *Tarrant* §

This instrument was acknowledged before me this *16th* day of *December*, 2021 by

Dawn Kelly, *Property Manager* of Southlake Chelsea Park Homeowners Association, Inc., a Texas non-profit corporation, on behalf of said non-profit corporation.

[SEAL]

Janna Jeane Perez
Notary Public Signature

AFTER RECORDING RETURN TO:
PROPERTY MANAGEMENT GROUP, LLC
10340 ALTA VISTA ROAD UNIT C
FORT WORTH, TX 76244
DKELLY@PROPERTYMANAGEMENTGROUP.ORG



EXHIBIT "A"

RECORDING DATA FOR THE DECLARATION AND RELATED DOCUMENTS

1. Declaration of Covenants, Conditions and Restrictions for Chelsea Park Addition, recorded as Document No. D212072435 Official Public Records of Tarrant County, Texas.
 - A. Supplement to the Declaration of Covenants, Conditions and Restrictions for Chelsea Park Addition, recorded as Document No. D217080196 Official Public Records of Tarrant County, Texas.
 - B. Covenant Enforcement and Fining Policy, recorded as Document No. D216083524 Official Public Records of Tarrant County, Texas.
 - C. Notice of Filing of Dedicatory Instruments for Southlake Chelsea Park HOA, Inc., recorded as Document No. D215157087 Official Public Records of Tarrant County, Texas.
2. Amended Bylaws of Southlake Chelsea Park, Inc., recorded as Document No. D212072435 Official Public Records of Tarrant County, Texas.

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OFFICIAL PUBLIC RECORDS OF
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Mary Louise Nicholson
MARY LOUISE NICHOLSON
COUNTY CLERK

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AMENDED AND RESTATED MANAGEMENT CERTIFICATE