


MARY LOUISE NICHOLSON
COUNTY CLERK

AFTER RECORDING, RETURN TO:

Judd A. Austin, Jr.

Henry Oddo Austin & Fletcher, P.C.

1717 Main Street

Suite 4600

Dallas, Texas 75201

STATE OF TEXAS §

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COUNTY OF TARRANT §

**PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE
FOR
MANSFIELD WATERFORD PARK
HOMEOWNERS' ASSOCIATION, INC.**

This PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE ("*Certificate*") is made on behalf of MANSFIELD WATERFORD PARK HOMEOWNERS' ASSOCIATION, INC., a Texas non-profit corporation ("*Association*").

WHEREAS, Mansfield Waterford Park, LTD., as the Declarant, executed and previously placed of record that certain Restated and Amended Declaration of Covenants, Conditions and Restrictions for Waterford Park on January 11, 2005, under Instrument No. D204096478 of the Official Public Records of Tarrant County, Texas ("*Declaration*") as supplemented or amended, is incorporated herein for all purposes.

WHEREAS, the Association has caused this Certificate to be prepared and filed in accordance with the provisions of the Texas Residential Property Owners Protection Act as provided in Section 209.004 of the Texas Property Code.

NOW, THEREFORE, the undersigned hereby certifies as follows on behalf of the Association:

1. **Name of the Subdivision.** The name of the subdivision which is the subject of the Declaration is Waterford Park.

2. **Name and Mailing Address of the Association.** The name of the Association is Mansfield Waterford Park Homeowners' Association, Inc. and its mailing address is c/o FirstService Residential, Inc. ("*FirstService Residential*"), 14951 N. Dallas Pkwy, Ste. 600, Dallas, Texas 75254.

3. **Recording Data for the Subdivision.** The recording data for Waterford Park, an addition to the City of Mansfield, Tarrant County, Texas, is recorded as Instrument No. D204096478 in the Official Public Records of Tarrant County, Texas, including all amendments, supplements, and replats thereto.

4. **Recording Data for the Declaration.** The recording data for the Declaration was recorded under Instrument No. D205011930 and Instrument No. D224031241 (First Amendment), along with any and all amendments and supplements recorded in the Official Public Records of Tarrant County, Texas.

5. **Name and Contact Information for the Association or the Managing Agent of the Association.** The current mailing address for the Association is c/o First Service Residential, 14951 N. Dallas Pkwy, Ste. 600, Dallas, Texas 75254, telephone number is (214) 871-9700, and e-mail address is abbie.shafer@fsresidential.com.

6. **Website.** The Association's website may be found at <https://mansfieldwaterfordpark.connectresident.com>.

7. **Fees Due Upon Property Transfer.** Fees charged relating to a property transfer are:

Type of Property Transfer	Dollar Amount
Transfer Fee	\$340.00
Resale Disclosure Package (6-10 days; 3-5 days; 1-2 days)	\$375.00; \$450.00; \$500.00
Resale Disclosure Update (within 60 days of original request)	\$75.00
Refinance Certificate Fee (6-10 days; 3-5 days; 1-2 days)	\$150.00; \$225.00; \$275.00
HOA Questionnaire (optional) – (Single Family)	\$250.00
Loan Estimate Questionnaire (optional) – (Single Family)	\$100.00

8. **Resale Certificates and Other Information.** Resale Certificates and other information regarding the Association may be requested by contacting the Association c/o FirstService Residential via <https://www.fsresidential.com/texas/resale-and-lender-documents>. The telephone number for FirstService Residential is (214) 871-9700. Alternatively, you may contact the office for FirstService Residential at 14951 N. Dallas Pkwy, Ste. 600, Dallas, Texas 75254 or by e-mail at abbie.shafer@fsresidential.com.

IN WITNESS WHEREOF, the undersigned has caused this Certificate to be executed on behalf of the Association in compliance with Section 209.004 of the Texas Property Code. This Certificate shall serve to take the place of all Management Certificates previously filed on behalf of the Association.

[SIGNATURE PAGE TO FOLLOW]

ASSOCIATION:**MANSFIELD WATERFORD PARK
HOMEOWNERS' ASSOCIATION, INC.,
a Texas non-profit corporation**

By: FirstService Residential, Inc.

Its: Managing Agent

By: 

Patrick Drosch

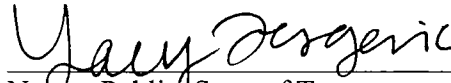
Its: President, Dallas/Fort Worth

STATE OF TEXAS §

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COUNTY OF DALLAS §

This instrument was acknowledged before me on the 4 day of March 2024,
by Patrick Drosch, President - Dallas/Fort Worth, with FirstService Residential, Inc., the Managing
Agent Mansfield Waterford Park Homeowners' Association, Inc., a Texas non-profit corporation.


Notary Public, State of Texas

