

  
MARY LOUISE NICHOLSON  
COUNTY CLERK

**PROPERTY OWNERS' ASSOCIATION  
MANAGEMENT CERTIFICATE**  
*for*  
**EDEN ESTATES HOMEOWNERS' ASSOCIATION, INC.**

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THE STATE OF TEXAS       §  
  §  
COUNTY OF TARRANT     §

The undersigned, being the Managing Agent for Eden Estates Homeowners' Association, Inc., a non-profit corporation ("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 prior Management Certificate filed by the Association:

1. Name of Subdivision: The name of the subdivision is Eden Estates.
2. Name of Association: The name of the Association is Eden Estates Homeowners' Association, Inc.
3. Recording Data for the Subdivision:
  - a. Property described by metes and bounds on Exhibit "A" attached to the "Amended and Restated Declaration of Covenants, Conditions and Restrictions for Eden Estates" recorded in the Official Public Records of Real Property of Tarrant County, Texas under Clerk's File No. D221302164 (which said Exhibit "A" is incorporated herein by reference).
4. Recording Data for the Declaration:\*
  - a. Documents:
    - (1) Amended and Restated Declaration of Covenants, Conditions and Restrictions for Eden Estates.
  - b. Recording Information:
    - (1) Tarrant County Clerk's File No. D221302164.
5. Name and Mailing Address of the Association: The name and mailing address of the Association is Eden Estates Homeowners' Association, Inc. c/o Villa Manna Association Management, LLC, 106 N. Denton Tap Road #210-375, Coppell, Texas 75019.

6. The Contact Information for the Association's Designated Representative: The contact information of the designated representative of the Association is: Katie Kim, Property Manager, Villa Manna Association Management, LLC. Address: 106 N. Denton Tap Road #210-375, Coppell, Texas 75019. Phone No.: 817.918.9470. Email Address: info@vmanna.com.
7. The Association's Dedicatory Instruments are Available to Members Online at: <https://tiny.cc/EdenEstatesHOA>.
8. The Amount and Description of the Fees and Other Charges Charged by the Association in Connection with a Property Transfer:

Description	Fee
Resale Certificate	\$ 375.00
Rush Fee for Resale Certificate	1-2 Business Days \$135.00; 3-4 Business Days \$110.00; 5 Business Days \$85.00
Updated Resale Certificate/Payoff Statement of Account	1-14 Business Days No Charge; 15-45 Business Days \$35.00; 46-90 Business Days \$60.00
Payoff Statement of Account	\$ 135.00
Transfer Fee	\$ 200.00
Working Capital Contribution [Declaration Article VI, Section 6.11]	Upon acquisition of title to a Lot by an Owner, other than Declarant or a home builder, a Working Capital Contribution shall be made by an Owner to the Association in an amount of \$1,000.00.

Executed on this 16th day of April, 2025.

**EDEN ESTATES HOMEOWNERS'  
ASSOCIATION, INC.**

By: Villa Manna Association Management, LLC,  
Managing Agent

*Katherine O. Kim*

Katie Kim, Property Manager

\*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       §  
  §  
COUNTY OF DALLAS       §

BEFORE ME, the undersigned notary public, on this 16th day of April, 2025 personally appeared Katie Kim, Property Manager for Villa Manna Association Management, LLC, Managing Agent for Eden Estates Homeowners' Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purpose and in the capacity therein expressed.

*[Signature]*

Notary Public in and for the State of Texas

