

MANAGEMENT CERTIFICATE

This Management Certificate is recorded pursuant to Section 209.004 of the Texas Property Code.
This amends all prior Management Certificates filed for this Association.

This MANAGEMENT CERTIFICATE (this "Certificate") is made effective as of October 9, 2023 by Polana Springs Homeowners Association, Inc., a Texas non-profit corporation (the "Association").

WITNESSETH:

WHEREAS, the Declarant for Polana Springs has previously placed of record that certain Amended Declaration of Covenants, Conditions and Restrictions for Polana Springs filed of record on or about January 11, 2013 (the "Declaration") and recorded at 2013-00001501 in the Real Property Records of Smith County, Texas, which Declaration is incorporated herein for all purposes.

WHEREAS, Declarant has created the Association for the benefit of Polana Springs.

WHEREAS, the Association was duly formed on February 21, 2012, as Polana Springs Homeowners Association, Inc.

WHEREAS, the Association has caused this Certificate to be prepared and filed in accordance with the provisions of the Texas Property Code as provided in Section 209 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 subject to the Declaration is Polana Springs.
2. Name of the Association. The name of the Association is Polana Springs Homeowners Association, Inc. and is located at Smith County, Texas. The mailing address for the Association is Rose City Property Management, 108 North Houston Street, PO Box 167, Bullard, TX 75757.
3. Recording Data for the Subdivision. The Declaration, Bylaws and Plats to the subdivision and any amendments, supplements and additions thereto have been recorded in the Smith County Clerk's office.
4. Recording Data for the Declaration. The Amended Declaration for the Association was filed on or about January 11, 2013 (the "Declaration") recorded at 2013-00001501 in the Real Property Records of Smith County, Texas; which Declaration is incorporated herein for all purposes and any amendments or supplements thereto.
5. The Name and Mailing Address of Managing Agent. The Association's managing agent is:

Rose City Property Management
108 North Houston Street
PO Box 167
Bullard, TX 75757

6. Manager of the Association. The telephone number for the manager of the Association is 903-630-6355 and the email address for the manager of the Association is info@rosecitymanagement.com.

7. Website for the Association. The website for the Association is <https://app.townsq.io/login>.*

8. Resale Certificates: Resale Certificates may be requested by contacting Rose City Property Management at resales@themacgroupco.com or at <https://www.homewisedocs.com>. The Resale Fee is \$350.00 and shall be payable to Rose City Property Management. The Transfer Fee is \$200.00 and shall be payable to Rose City Property Management.

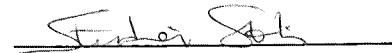
**Please Note: Supplementary documents may be requested for an additional fee through Homewisedocs.com.*

IN WITNESS WHEREOF, the undersigned has caused this Certificate to be executed as of the date first above written.

ASSOCIATION:

Polana Springs Homeowners Association, Inc., a Texas non-profit corporation

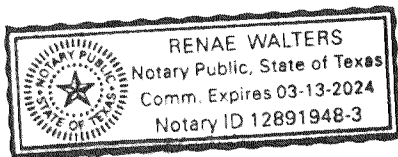
By:

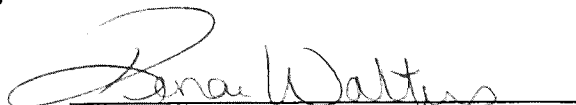

Authorized Representative for
Polana Springs Homeowners Association, Inc.

THE STATE OF TEXAS §
COUNTY OF SMITH §

This instrument was acknowledged before me on this 9 day of October, 2023 by Stephanie Smith, Authorized Representative for Polana Springs Homeowners Association, Inc., a Texas non-profit corporation, on behalf of such corporation.

Notary Public in and for the State of Texas




Notary Public Signature

**Smith County
Karen Phillips
Smith County Clerk**

Document Number: 202301030783

eRecording - Real Property

CERTIFICATE

Recorded On: October 13, 2023 08:31 AM

Number of Pages: 3

Billable Pages: 2

" Examined and Charged as Follows: "

Total Recording: \$30.00

***** THIS PAGE IS PART OF THE INSTRUMENT *****

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY
because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 202301030783
Receipt Number: 20231013000007
Recorded Date/Time: October 13, 2023 08:31 AM
User: Suni W



**STATE OF TEXAS
COUNTY OF SMITH**

**I hereby certify that this Instrument was FILED In the File Number sequence on the date/time
printed hereon, and was duly RECORDED in the Official Records of Smith County, Texas.**

Karen Phillips
Smith County Clerk
Smith County, TX