

PROPERTY OWNERS' ASSOCIATION 4TH AMENDED MANAGEMENT CERTIFICATE

REATA MEADOWS HOMEOWNER'S ASSOCIATION, INC.

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

Per Texas Property Code 209.004 "The County Clerk of each county in which a Management Certificate is filed as required by this section shall record the Management Certificate in the real property records of the county and index the document as a "Property Owners' Association Management Certificate"

STATE OF TEXAS §
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COUNTY OF TARRANT §

1. Name of Subdivision: Reata Meadows
2. Subdivision location: City of Fort Worth, Tarrant County, Texas
3. Name of Homeowners' Association: Reata Meadows Homeowner's Association, Inc. (the "Association")
4. Recording Data for Subdivision: Final Plat of Presidio Village South, an addition to Fort Worth, Texas, recorded on May 11, 2007, as Instrument No. D207164535 in Cabinet A, Slide No. 11922 of the Plat Records of Tarrant County, Texas; a Final Plat of Presidio Village South (Phase II-A), recorded on October 19, 2012, as Instrument No. D212259344 of the Plat Records of Tarrant County, Texas; and a Final Plat of Presidio Village South (Phase II-B), recorded on December 19, 2013, as Instrument No. D213318512 of the Plat Records of Tarrant County, Texas.
5. Recording Data for Declaration: Declaration of Covenants, Conditions and Restrictions for Reata Meadows, recorded on or about June 29, 2007 as Instrument No. D207228149 of the Official Public Records of Real Property of Tarrant County, Texas as amended and/or supplemented by the following documents each recorded in the Official Public Records of Real Property of Tarrant County, Texas: (1) that certain Declaration recorded on July 2, 2007 as Instrument No. D207229361; (2) that certain First Amendment recorded on July 9, 2009 as Instrument No. D209182964; and (3) that certain Supplemental Declaration, recorded on March 27, 2013 as Instrument No. D213075865.
6. Recording Data for Association: Certificate of Formation, filed in the Office of the Secretary of State of Texas on May 29, 2007; Bylaws, recorded on July 25, 2019, as Instrument No. D219162445 of the Official Public Records of Tarrant County, Texas.

7. Other Dedicatory Instruments governing the Association, each recorded in the Official Public Records of Tarrant County, Texas:

- Violation Enforcement Procedure and Schedule, recorded on January 2, 2024, as Instrument No. D224000612;
- Religious Item Display Guidelines, recorded on February 24, 2022, as Instrument No. D222049476;
- Bid Solicitation Process, recorded on February 24, 2022, as Instrument No. D222049476;
- Swimming Pool Enclosure Guidelines, recorded on February 24, 2022, as Instrument No. D222049476;
- Billing Policy and Payment Plan Guidelines, recorded on May 31, 2019, as Instrument No. D219116658;
- The below listed Policies and Guidelines recorded on May 30, 2019, as Instrument No. D219115816:
 - Records Retention Policy
 - Records Inspection Policy
 - Membership Voting Policy
 - Email Registration Policy
 - Religious Items Display Guidelines
 - Solar Energy Devices Guidelines
 - Roofing Material Guidelines
 - Rainwater Collection Devices Guidelines
 - Flag Display Guidelines
 - Drought-Resistant Landscaping Guidelines
 - Application of Payments Policy
 - Conflict of Interest Policy
 - Electronic and Telephonic Action Policy
 - Standby Electric Generator Guidelines
 - Uncurable Violation Enforcement Resolution
 - Billing Policy and Payment Plan Policy
 - Violation Enforcement Resolution
- Enforcement Policy, recorded on March 27, 2013, as Instrument No. D213075864;
- Alternative Payment Schedule Guidelines, recorded on April 2, 2012, as Instrument No. D212077599; and
- Collection Policy, recorded on April 2, 2012, as Instrument No. D212077602.

8. Mailing Address and Contact Information for the Association and the Managing Agent:

FirstService Residential
14951 N. Dallas Pkwy., Suite 600
Dallas, Texas 75254

214-871-9700

Mgmt-CertificateTX@fsresidential.com

Website for Association Documents: <https://ReataMeadows.connectresident.com>

9. Fees Related to Property Transfer:

Transfer Fee	\$340.00
Resale Disclosure Package (6-10 days; 3-5 days; 1-2 days)	\$375; \$450; \$500
Resale Disclosure Update (within 60 days of original request)	\$75
Refinance Certificate Fee (6-10 days; 3-5 days; 1-2 days)	\$150; \$225; \$275
HOA Questionnaire (optional) – (Single Family)	\$250.00
Loan Estimate Questionnaire (optional) – (Single Family)	\$100.00

Prospective purchasers are advised to independently examine the Declaration, Bylaws, and all other governing documents of the Association, together with obtaining an official Resale Certificate, and performing a comprehensive physical inspection of the lot/home and common areas prior to purchase.

THE PURPOSE OF THIS CERTIFICATE IS TO PROVIDE INFORMATION SUFFICIENT FOR A TITLE COMPANY TO CORRECTLY IDENTIFY THE SUBDIVISION AND TO CONTACT ITS GOVERNING ASSOCIATION. THIS CERTIFICATE DOES NOT PURPORT TO IDENTIFY EVERY PUBLICLY RECORDED DOCUMENT AFFECTING THE SUBDIVISION, OR TO REPORT EVERY PIECE OF INFORMATION PERTINENT TO THE SUBDIVISION. NO PERSON SHOULD RELY ON THIS CERTIFICATE FOR ANYTHING OTHER THAN INSTRUCTIONS FOR CONTACTING THE ASSOCIATION IN CONNECTION WITH THE TRANSFER OF TITLE TO A HOME IN THE SUBDIVISION. THE REGISTERED AGENT FOR THE ASSOCIATION IS ON FILE WITH THE SECRETARY OF STATE OF TEXAS.

[SIGNATURE ON FOLLOWING PAGE]

Executed this 30, day of January, ~~2024~~ 2025

REATA MEADOWS HOMEOWNER'S ASSOCIATION, INC.

By: Jennifer Huerta
Name: _____
Title: _____

STATE OF TEXAS §
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COUNTY OF _____ §

This instrument was acknowledged and signed before me on the 30 day of January, ~~2024~~ 2025, by Jennifer Huerta of First Service Residential, the Managing Agent of Reata Meadows Homeowner's Association, Inc., on behalf of said association.

Lacy Jergovic
Notary Public, State of Texas

