


MARY LOUISE NICHOLSON
COUNTY CLERK

AFTER RECORDING RETURN TO:

**Judd A. Austin, Jr.
Henry Oddo Austin & Fletcher, P.C.
1700 Pacific Avenue
Suite 2700
Dallas, Texas 75201**

STATE OF TEXAS §
 §
COUNTY OF TARRANT §

**PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE
FOR
WINGATE INTOWN HOMEOWNERS ASSOCIATION, INC.**

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

W I T N E S S E T H :

WHEREAS, Texas Intown Homes, LLC, a Texas limited liability company, in its capacity as Declarant, executed and previously placed of record that certain Declaration of Covenants, Conditions and Restrictions for Linwood Addition Commonly Referred to as Wingate Townhomes, filed on September 25, 2019, and recorded as Instrument No. D219218270 in the Official Public Records of Tarrant County, Texas (the "*Declaration*"), including any amendments thereof or supplements thereto are 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 Linwood.
2. **Name and Mailing Address of the Association.** The name of the Association is Wingate Intown Homeowners Association, Inc., and its mailing address is c/o Secure Association Management, LLC ("*Secure*") P. O. Box 51555, Denton, Texas 76206.

3. **Recording Data for the Subdivision.** The recording data for the subdivision is that certain plat of Linwood, an Addition to the City of Fort Worth, Tarrant County, Texas, recorded as Instrument No. D217289146, being replats of Lots 5-7, Block 7 of Linwood Addition and being out of the W. Bussell Survey, Abstract No. 151, in the Official Map or Plat Records of Tarrant County, Texas.

4. **Recording Data for the Declaration.** The recording data for the Declaration is recorded as Instrument No. D219218270, including all amendments thereof and supplements thereto 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 Association's managing agent is c/o Secure, P. O. Box 51555, Denton, Texas 76206, and telephone (940) 497-7328, and email info@secure-mgmt.com.

6. **Website.** The Association's website may be found at <https://secure.cincwebaxis.com/178>.

7. **Fees Due Upon Property Transfer.** Fees charged relating to a property transfer are: (i) up to \$375.00 as resale certificate fee; (ii) fees for resale certificate update: (a) 1-14 days from issuance – no charge (b) 14-45 days from issuance - \$50.00; (c) 45-90 days from issuance - \$75.00; (iii) rush fees: (a) 1 business day - \$125.00; (b) 3 business days - \$75.00; (c) 5 business days - \$50.00; (iv) 3 day shipping fee - \$45.00; (v) up to \$275.00 transfer fee following foreclosure; (vi) up to \$150.00 inspection fee; and (vi) up to \$100 acquisition fee.

8. **Resale Certificates.** Resale Certificates may be requested by contacting the Association c/o Secure via <http://www.secure-mgmt.com/> or e-mail at resale@secure-mgmt.com. The telephone number for Secure is (940) 497-7328. Alternatively, you may contact the office for Secure at P. O. Box 51555, Denton, Texas 76206.

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.

ASSOCIATION:

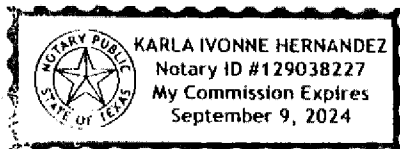
**WINGATE INTOWN
HOMEOWNERS ASSOCIATION, INC.,
a Texas non-profit corporation**

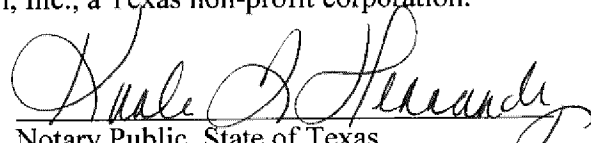
By: Secure Association Management, LLC
Its: Managing Agent

By: 
John MacKenzie, Community Manager

STATE OF TEXAS §
 §
COUNTY OF DENTON §

This instrument was acknowledged before me on the 14th day of October, 2021, by John MacKenzie, Community Manager with Secure Association Management, the Managing Agent of Wingate Intown Homeowners Association, Inc., a Texas non-profit corporation.




Notary Public, State of Texas