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Fees: \$27.00

PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE

SUBMITTER: PROPERTY MANAGEMENT GROUP LLC

Mary Louise Nicholson
MARY LOUISE NICHOLSON
COUNTY CLERK

**AMENDED AND RESTATED MANAGEMENT CERTIFICATE
OF
HOMEOWNERS ASSOCIATION OF DISTRICT AT UPTOWN, INC.**

The undersigned, being an officer of Homeowners Association of District at Uptown, Inc. (the "Association") and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

THIS CERTIFICATE AMENDS, RESTATES AND REPLACES IN ITS ENTIRETY THAT CERTAIN HOMEOWNERS ASSOCIATION OF DISTRICT AT UPTOWN, INC. MANAGEMENT CERTIFICATE, RECORDED AS DOCUMENT NO. D220112024, IN THE OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS.

1. The name of the subdivision: District at Uptown
2. The name of the association: Homeowners Association of District at Uptown, Inc., a Texas non-profit corporation.
3. The recording data for the subdivision: That real property in Tarrant County, Texas, as described in Appendix "A" to that certain Declaration of Covenants, Conditions and Restrictions and Reservation of Easements for Hills of Lake Country, recorded under Document No. D210231092, Official Public Records of Tarrant County, Texas (the "Declaration").
4. The recording data for the Declaration with any amendments and/or supplements to the Declaration: The recording data for the Declaration and any amendments and supplements thereto, are particularly described on Exhibit "A" attached hereto and incorporated herein by reference.
5. The name and mailing address of the Association: Homeowners Association of District at Uptown, Inc. c/o Property Management Group, LLC, 10340 Alta Vista Road Unit C, Fort Worth, TX 76244, Attn: Dawn Kelly.
6. The name, mailing address, telephone number, and email address of the person managing the association:

Name:	Property Management Group, LLC
Attn:	Dawn Kelly
Mailing Address:	10340 Alta Vista Road Unit C, Fort Worth, TX 76244
Telephone Number:	817.337.1221
Email Address:	DKelly@PropertyManagementGroup.org; CustomerService@PropertyManagementGroup.org

7. Website to access the association's dedicatory instruments: districtatuptown.com
8. Amount and description of fees related to property transfer in the subdivision: The association fees are in the following amounts:

Transfer Fee – \$150.00

HOMEOWNERS ASSOCIATION OF DISTRICT AT UPTOWN, INC.
AMENDED AND RESTATED MANAGEMENT CERTIFICATE

Resale Certificate Fee - \$250.00

The association fees cover all costs that the association incurs related to a property transfer in the subdivision.

EXECUTED to be effective on the date this instrument is Recorded.

**HOMEOWNERS ASSOCIATION
OF DISTRICT AT UPTOWN, INC., a**

Texas non-profit corporation

By: *Dawn Kelly*
Name: *Dawn Kelly*
Title: *Authorized Agent*

STATE OF TEXAS §
 §
COUNTY OF Tarrant §

This instrument was acknowledged before me this 30th day of December, 2021 by
Dawn Kelly, Authorized Agent of Homeowners Association of District at Uptown,
Inc., a Texas non-profit corporation, on behalf of said non-profit corporation.

[SEAL]



Janna Jeane Perez
Notary Public Signature

AFTER RECORDING RETURN TO:
PROPERTY MANAGEMENT GROUP, LLC
10340 ALTA VISTA ROAD UNIT C
FORT WORTH, TX 76244
DKELLY@PROPERTYMANAGEMENTGROUP.ORG

EXHIBIT "A"

RECORDING DATA FOR THE DECLARATION AND RELATED DOCUMENTS

1. Declaration of Covenants, Conditions, and Restrictions and Reservation of Easements for The District at Uptown, recorded as Document No. D210231092 Official Public Records of Tarrant County, Texas.
 - A. First Amendment to the Declaration of Covenants, Conditions, Restrictions and Reservation, recorded as Document No. D217184860 Official Public Records of Tarrant County, Texas.
 - B. The Homeowners Association of District at Uptown Covenant Enforcement and Fining Policy, recorded as Document No. D217161106 Official Public Records of Tarrant County, Texas.
2. Declaration and Bylaws for Keller Town Center Property Owners' Association, recorded as Document No. D202094360 Official Public Records of Tarrant County, Texas.

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