

AMENDED AND RESTATED MANAGEMENT CERTIFICATE
OF
E R PROPERTY OWNERS ASSOCIATION, INC.

The undersigned, being an officer of E R Property Owners Association, 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 E R PROPERTY OWNERS ASSOCIATION, INC. MANAGEMENT CERTIFICATE, RECORDED AS DOCUMENT NO. D199275037 AND D214133363, IN THE OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS.

1. The name of the subdivision: E R PROPERTY OWNERS ASSOCIATION.
2. The name of the association: E R Property Owners Association, 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 for E R Property Owners Association, recorded under Document No. D199275037, 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: E R Property Owners Association, Inc. c/o Property Management Group, LLC, 10340 Alta Vista Road, Keller, 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, Keller, TX 76244
Telephone Number:	817.337.1221
Email Address:	DKelly@PropertyManagementGroup.org; CustomerService@PropertyManagementGroup.org

7. Website to access the association's dedicatory instruments: www.eagleranchtexas.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



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01/11/2022 12:30 PM Page: 1 of 3 Fees: \$27.00

PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE
SUBMITTER: PROPERTY MANAGEMENT GROUP LLC

ER PROPERTY OWNERS ASSOCIATION AMENDED AND RESTATED
MANAGEMENT CERTIFICATE

MARY LOUISE NICHOLSON
COUNTY CLERK

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.

E R PROPERTY OWNERS ASSOCIATION, INC., a
Texas non-profit corporation

By: _____

Name: _____

Title: _____

STATE OF TEXAS

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COUNTY OF Tarrant §

This instrument was acknowledged before me this 23rd day of December, 2021 by

Dawn Kelly, Authorized Agent of ER Property Owners Association, Inc., a Texas non-profit corporation, on behalf of said non-profit corporation.

[SEAL]

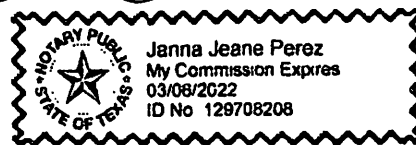
Notary Public Signature

AFTER RECORDING RETURN TO:

**PROPERTY MANAGEMENT
GROUP, LLC**

**10340 ALTA VISTA ROAD UNIT C
FORT WORTH, TX 76244**

DKELLY@PROPERTYMANAGEMENTGROUP.ORG



AMENDED AND RESTATED
MANAGEMENT CERTIFICATE

EXHIBIT "A"

RECORDING DATA FOR THE DECLARATION AND RELATED DOCUMENTS

1. Declaration of Covenants, Conditions and Restrictions for Tehama Ridge, recorded as Document No. D199275037, Official Public Records of Tarrant County, Texas.
 - A. ER Property Owners Association ACC Guidelines, recorded as Document No. D219292841, Official Public Records of Tarrant County, Texas.
 - B. ER Property Owners Association Alternative Payment Schedule Guidelines recorded as Document No. D214133365, Official Public Records of Tarrant County, Texas.
 - C. ER Property Owners Association Document Retention Policy recorded as Document No. D214133368, Official Public Records of Tarrant County, Texas.
 - D. Eagle Ranch Property Owners Association, INC Guidelines for Display of Flags recorded as Document No. D214133371, Official Public Records of Tarrant County, Texas.
 - E. Eagle Ranch Property Owners Association, INC Guidelines for RainWater Recovery System recorded as Document No. D214133369, Official Public Records of Tarrant County, Texas.
 - F. Eagle Ranch Property Owners Association Guidelines for Solar Panels recorded as Document No. D214133370, Official Public Records of Tarrant County, Texas.
 - G. Eagle Ranch Property Owners Association Policy for Priority Payments recorded as Document No. D214133366, Official Public Records of Tarrant County, Texas.
 - H. Eagle Ranch Property Owners Association, INC Records Production and Copying Policy recorded as Document No. D214133367, Official Public Records of Tarrant County, Texas.
 - I. ER Property Owners Association Inc Covenant Enforcement and Fining Policy, recorded as Document No. D219292831, Official Public Records of Tarrant County, Texas.
2. Bylaws of ER Property Owners Association, recorded as Document No. D214133363 Official Public Records of Tarrant County, Texas.
3. Articles Of Incorporation of ER Property Owners Association, recorded as Document No. D2113119771, Official Public Records of Tarrant County, Texas.

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ER Property Owners Association
AMENDED AND RESTATED MANAGEMENT
CERTIFICATE



FILED AND RECORDED
OFFICIAL PUBLIC RECORDS OF
TARRANT COUNTY, TEXAS
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PROPERTY OWNERS ASSOCIATION MANAGEMENT CE
Pages: 3
Fees: \$27.00

Mary Louise Nicholson
MARY LOUISE NICHOLSON
COUNTY CLERK