Submitter: Sears, Bennett & Gerdes, LLP

Leria, Nicholan MARY LOUISE NICHOLSON COUNTY CLERK

PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE FOR CASA BLANCA HOMEOWNERS ASSOCIATION, INC.

THE STATE OF TEXAS § § Ş **COUNTIES OF TARRANT**

The undersigned, being the Managing Agent of Casa Blanca Homeowners Association, Inc., a non-profit corporation organized and existing under the laws of the State of Texas, submits the following information pursuant to Section 209.004 of the Texas Property Code which supersedes any prior Management Certificate filed by Casa Blanca Homeowners Association, Inc.:

- 1. Name of Subdivision: Casa Blanca.
- 2. Name of Association: Casa Blanca Homeowners Association, Inc.
- 3. Recording Data for the Subdivision:
 - a) Casa Blanca is an addition to the city of Fort Worth located in Tarrant County, Texas. The plats are recorded in the Plat Records of Tarrant County, Texas as: Cabinet A, Slide 9560 (being a replat of a portion of Lot 1, Block 1, Monticello Park Addition to the City of Fort Worth, Tarrant County, TX, according to the plat recorded at Volume 388-142, Page 4, Plat Records of Tarrant County, TX) as it may be amended from time to time.
- 4. Recording Data for the Declaration:
 - a) Casa Blanca is subject to the Declaration of Covenants, Conditions, and Restrictions for Casa Blanca Homeowners Association, Inc. which are filed in the real property records in Tarrant County, Texas as follows:
 - a. Recording Date: 12/20/2004; Filed Document: DCCER; Recording Information: D204391390.
- 5. Name and Mailing Address of the Association is: Casa Blanca Homeowners Association, Inc. c/o FirstService Residential Texas, Inc., 14951 North Dallas Pkwy., Suite 600, Dallas, TX 75254.
- 6. Name and Mailing Address of Person Managing the Association or Its Designated Representative is: Casa Blanca Homeowners Association, Inc. c/o FirstService Residential Texas, Inc., 14951 North Dallas Pkwy., Suite 600, Dallas, TX 75254.
- 7. Telephone Number to Contact the Association is: 214-871-9700.

SDG: FSR-0004

- 8. <u>Email Address to Contact the Association:</u> Resale Certificates and other information regarding the Association may be requested by contacting the Association c/o FirstService Residential via https://www.fsresidential.com/texas/resale-and-lender-documents. Alternatively, you may contact the office for FirstService Residential by email at Mgmt-CertificateTX@fsresidential.com.
- 9. The Association's website is:https://casablanca.connectresident.com
- 10. Fees charged by the Association upon the sale or transfer of Property:
 - a. Resale Disclosure Package: \$375.00
 - i. 1-2 days: \$500.00.
 - ii. 3-5 days: \$450.00.
 - b. Resale Disclosure Update: \$75.00
 - c. Transfer Fee: \$340.00.
 - d. Refinance Certificate Fee: \$150.00.
 - i. 1-2 days: \$275.00.
 - ii. 3-5 days: \$225.00.
 - e. HOA Questionnaire (optional): \$250.00
 - f. Loan Estimate Questionnaire (optional): \$100.00

D224096355

CASA BLANCA ASSOCIATION, INC.

HOMEOWNERS

Katie M. Ward

THE STATE OF TEXAS

ACKNOWLEDGMENT

COUNTY OF DALLAS

BEFORE ME, the undersigned notary public, on this the 2024 personally appeared President of FirstService Residential Texas, Inc., and Managing Casa Blanca Homeowners Association, Inc. known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that s/he executed the same for the purpose and in * Katie M. Ward the capacity therein expressed and on behalf of the Association

Bv:



Notary Public in and for the State of Texas

E-RECORDED BY:

6548 GREATWOOD PKWY.

SUGAR LAND, TEXAS 77479