

  
MARY LOUISE NICHOLSON  
COUNTY CLERK

**AFTER RECORDING, RETURN TO:**

**Judd A. Austin, Jr.  
Henry Oddo Austin & Fletcher, P.C.  
1717 Main Street, Suite 4600  
Dallas, Texas 75201**

STATE OF TEXAS           §  
  §  
COUNTY OF TARRANT   §

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

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

**WITNESSETH:**

**WHEREAS**, Bisbee Ranch, LLC., a Texas limited partnership, in its capacity as Declarant, executed and previously placed of record that certain Rockwood – Master Covenant, recorded on July 15, 2021, and recorded under Instrument No. D221203819 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 Rockwood Addition; Rockwood Addition - Phase 2; and Rockwood Addition - Phase 3.

2. **Name and Mailing Address of the Association.** The name of the Association is Rockwood Homeowners Association, Inc., and its mailing address is c/o Neighborhood Management, Inc., 1024 S Greenville Avenue, Suite 230, Allen, Texas 75002.

3. **Recording Data for the Subdivision.** The recording data for the subdivision is Rockwood, an Addition to the City of Mansfield, Tarrant County, Texas, according to the Plat recorded under Instrument No. D220204803 (Rockwood Addition), Instrument No. D223010807

(Phase II) and Instrument No. D224231568 (Supplemental Community Declaration of Conditions and Restrictions for Rockwood Addition – Phase 2); and Instrument No. D224231620 (Supplemental Community Declaration of Conditions and Restrictions for Rockwood Addition – Phase 3).

4. **Recording Data for the Declaration.** The Declaration is recorded under Instrument No. D221203819 and Instrument No. D222035945 (First Amendment) in the Official Public Records of Tarrant County, Texas, including all amendments thereof and supplements thereto.

5. **Name and Contact Information for the Managing Agent of the Association.** The Association's managing agent is Neighborhood Management, Inc., located at 1024 S Greenville Avenue, Suite 230, Allen, Texas 75002, telephone number is (972) 359-1548, and email address is [customercare@nmitx.com](mailto:customercare@nmitx.com).

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

7. **Fees Due Upon Property Transfer.** Fees charged relating to a property transfer are: (i) \$300.00 Closing Fee; (ii) \$250.00 Transfer Fee; (iii) \$375.00 Basic Resale Package (options and additional cost can be found on the website); (iv) \$650.00 Annual Assessment.

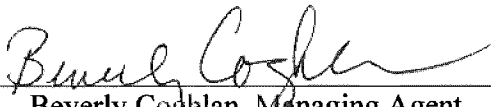
8. **Resale Certificates.** Resale Certificates and other information regarding the Association may be requested by contacting the Association c/o CondoCerts via <https://neighborhoodmanagement.com> or <https://www.condocerts.com>. The phone number for CondoCerts is (800) 310-6552. Alternatively, you may contact Neighborhood Management, Inc., located at 1024 S Greenville Avenue, Suite 230, Allen, Texas 75002, telephone number is (972) 359-1548, and email at [customercare@nmitx.com](mailto:customercare@nmitx.com).

**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:**

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

By: Neighborhood Management, Inc.  
Its: Managing Agent

By:   
Beverly Coghlan, Managing Agent

STATE OF TEXAS       §  
                                  §  
COUNTY OF COLLIN   §

This instrument was acknowledged before me on the 20<sup>th</sup> day of January, 2025,  
by Beverly Coghlan, Community Manager at Neighborhood Management, Inc., the Managing  
Agent of Rockwood Homeowners Association, Inc., a Texas non-profit corporation.

Deann Weeks  
Notary Public, State of Texas

