


MARY LOUISE NICHOLSON
COUNTY CLERK

AFTER RECORDING RETURN TO:
Manning and Meyers, Attorneys at Law
4340 N Central Expy #200
Dallas, TX 75206

STATE OF TEXAS §
 §
COUNTY OF TARRANT §

**PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE FOR
TRAILWOOD ESTATES HOMEOWNERS' ASSOCIATION**

This MANAGEMENT CERTIFICATE (this "Certificate") is made effective as of March 26, 2025, by Trailwood Estates Homeowners' Association, a Texas non-profit corporation (the "Association").

W I T N E S S E T H

WHEREAS, Centex Homes, a Texas limited partnership (hereinafter referred to as "Declarant") has previously placed of record that certain Declarations of Covenants, Conditions and Restrictions for Trailwood Estates Homeowners' Association dated January 27, 2004 (the "Declaration") recorded in Document No. D204028627 in the Official Public Records of Tarrant County, Texas which Declaration is 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 Subdivisions which are subject to the Declaration are set forth in Exhibit A attached hereto.
2. Name of the Association. The name of the Association is Trailwood Estates Homeowners' Association.
3. Recording Data for the Subdivision. Recording data for the Subdivisions are set forth on Exhibit A attached hereto.
 - a. Recording Data for the Declaration. The recording data for the Declaration is Document No. D204028627, Official Public Records of Tarrant County, Texas. Recording data for amendments to the Declaration is set forth on Exhibit B attached hereto.
4. Mailing Address of the Association and Contact Information for Managing Agent. The current mailing address for the Association is Trailwood Estates Homeowners' Association, c/o Insight Association Management, 275 West Campbell Road., Suite

620, Richardson, TX 75080. The Association's managing agent is Insight Association Management, 275 W. Campbell Road, Suite 620, Richardson, TX 75080, phone number (214) 494-6002, and email address resales@insightam.com

5. Association Website. The current website for the Association where current versions of the dedicatory instruments are made available is engage.goenumerate.com/s/trailwoodestates/
6. Description and Fees Associated to Transfer of Title. The amount and description of fees charged relating to a transfer of title for the Association are set forth in Exhibit C.

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 and serves to take the place of all Management Certificates previously filed by the Association.

ASSOCIATION:

Trailwood Estates Homeowners' Association,
a Texas non-profit corporation.

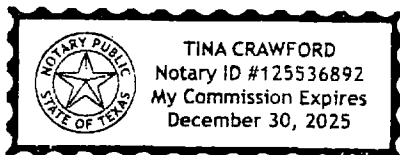
By: 

Bruce Crawford, Managing Agent

THE STATE OF TEXAS §
 §
COUNTY OF TARRANT §

This instrument was acknowledged before me on this 26th day of March 2025, by Bruce Crawford, Insight Association Management, Managing Agent for Trailwood Estates Homeowners' Association, a Texas non-profit corporation, on behalf of such corporation.

Notary Public in and for the State of Texas




Notary Public Signature

Exhibit A**[Recording Data for the Subdivision]**

Plats of Trailwood Estates Homeowners' Association, recorded in the Map or Plat Records of
Tarrant County

The Quarry Phase I
Filed in Tarrant County, Texas
Document No. A-8695

The Quarry Phase II
Filed in Tarrant County, Texas
Document No. A-9347

The Quarry Phase III
Filed in Tarrant County, Texas
Document No. A-10518

Corrected Plat: The Quarry
Filed in Tarrant County, Texas
Document No. A-10513

Corrected Plat: The Quarry
Filed in Tarrant County, Texas
Document No. A-10820

Exhibit B**[Recording Data for the Declaration]**

Amendments to the Declaration for Trailwood Estates Homeowners' Association, recorded with Tarrant County.

Declaration of Covenants, Conditions, and Restrictions for Trailwood Estates, dated 1/26/2004, recorded with the Tarrant County Clerk on 1/27/2004 at Instrument No. D204028627

First Annexation and Amendment to Declaration of Covenants, Conditions, and Restrictions for Trailwood Estates, dated 9/28/2004, recorded with the Tarrant County Clerk on 10/18/2004 at Instrument No. D204326180

Amended and Restated Second Annexation and Amendment to Declaration of Covenants, Conditions and Restrictions for Trailwood Estates, dated 3/3/2006, recorded with the Tarrant County Clerk on 3/20/2006 at Instrument No. D206079834

Certificate of Incorporation and Articles of Incorporation of Trailwood Estates Homeowners' Association, filed with the Secretary of State on 7/18/2003, recorded with the Tarrant County Clerk on 10/21/2004 at Instrument No. D204330530

Bylaws of Trailwood Estates Homeowners' Association, dated 7/11/2003, recorded with the Tarrant County Clerk on 10/21/2004 at Instrument No. D204330530

Records Production and Copying Policy, dated 10/25/2011, recorded with the Tarrant County Clerk on 10/26/2011 at Instrument No. D211305755

Record Retention Policy, dated 10/25/2011, recorded with the Tarrant County Clerk on 10/26/2011 at Instrument No. D211305755

Religious Display Policy, dated 10/25/2011, recorded with the Tarrant County Clerk on 10/26/2011 at Instrument No. D211305755

Rainwater Collection Device Policy, dated 10/25/2011, recorded with the Tarrant County Clerk on 10/26/2011 at Instrument No. D211305755

Flag Display Policy, dated 10/25/2011, recorded with the Tarrant County Clerk on 10/26/2011 at Instrument No. D211305755 Email Update Policy, dated 6/23/2014, recorded with the Tarrant County Clerk on 6/25/2015 at Instrument No. D214133177

Covenant Enforcement and Fining Policy, dated 11/9/2017, recorded with the Tarrant County Clerk on 12/1/2017 at Instrument No. D217277056

Collection of Assessments & Payment Policy, dated 2/19/2018, recorded with the Tarrant County Clerk on 3/13/2018 at Instrument No. D218053347

Pool Rules, dated 2/19/2018, recorded with the Tarrant County Clerk on 3/13/2018 at Instrument No. D218053347

Solar Energy Device Policy, dated 2/19/2018, recorded with the Tarrant County Clerk on 3/13/2018 at Instrument No. D218053347

Guidelines for Roofing Materials, dated 11/8/2018, recorded with the Tarrant County Clerk on 2/5/2019 at Instrument No. D219022259

First Amendment to the Bylaws, recorded March 24th, 2025 as Document No. D225049398 in the Public Records of Tarrant County, Texas.

Exhibit C**[Description and Fees Associated to Transfer of Title]****Management Fees**

1. Premier Resale Disclosure Bundle (TREC Form, Statement of Account, and Association Documents).....\$450.00
2. Resale Disclosure (TREC Form) and Association Documents.....\$375.00
3. Resale Disclosure Update..... \$75.00
4. Transfer Fee..... \$250.00
5. 5 Day Rush Fee.....\$75.00
6. 3 Day Rush Fee.....\$100.00
7. 1 Day Expedited Rush Fee.....\$200.00
8. Custom Questionnaires.....\$165.00
9. Association Questionnaires.....\$125.00

Association Fees