


MARY LOUISE NICHOLSON
COUNTY CLERK

Owners of Ballpark Estates Association, Inc. MANAGEMENT CERTIFICATE

This Property Owners' Association Management Certificate is being recorded **Owners of Ballpark Estates Association, Inc.** (the "Association") in compliance with the terms of Chapter 209 of the Texas Property Code and supersedes any prior management certificate filed by the Association. The Association submits the following additional information:

Name of the Subdivision: Owners of Ballpark Estates Association, Inc.

Name of the Association: Owners of Ballpark Estates Association, Inc.

Recording Data for Association:

The Subdivision is recorded according to the Map and Plat Records in Tarrant County, Texas, as follows;

- (a) Owners of Ballpark Estates Association, Inc., Plat/Map record, instrument #D221112166;
Certificate of Formation, instrument #D218167533

Recording Data for Restrictions:

The Declarations for the Association are recorded in the Real Property Records of Tarrant County, Texas, as follows:

- (a) Condominium Information Statement, recorded under Tarrant County Clerk's file no. D218164599
- (b) Initial Community Rules, recorded under Tarrant County Clerk's file no. D218164601

Name and Mailing Address of the Association

Owners of Ballpark Estates
c/o Somerset Association Management
5401 N Central Expwy Ste 220
Dallas, Texas 75205

Name, Mailing Address, Telephone Number, and E-mail Address of Person Managing the Association or its Designated Representative

Somerset Association Management
5401 N Central Expwy Ste 220
Dallas, Texas 75205
214-239-4530
propertymanager@somersetassociations.com

Website Address of the Association

Townsq.io

Property Transfer Fee(s) Charged by the Association:

New account setup fee establishing new owner's account in the association's records: \$45

Resale Certificate: \$375

Resale Certificate Update: \$75

Legacy Account Closure Fee: \$220

Refinance Statement of Account: \$75

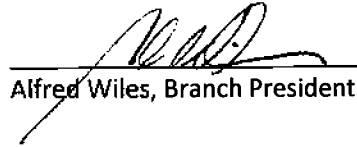
Expedite Fee for Resale Certificate prior to 10 business day delivery obligation: \$175 for 1 day expedite
\$125 for 3 day expedite

Working capital contribution: Equal to two months of HOA dues

Operating contribution: \$100

Executed on this the 7th day of January, 2022


Owners of Ballpark Estates Association, Inc., acting by and
through its managing agent, Somerset Association Management


Alfred Wiles, Branch President

STATE OF TEXAS §

COUNTY OF Dallas §

This instrument was acknowledged before me on the 7th day of January, 2022 by Alfred Wiles, Branch President with Somerset Association Management, the managing agent Owners of Ballpark Estates Association, Inc. a Texas nonprofit corporation, on behalf of such corporation.


Heather Dougherty
Notary Public, State of Texas

When recorded return to:
Somerset Association Management
5401 N Central Expwy Ste 220
Dallas, Texas 75205

