

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
VALLEY BROOK ESTATES
HOMEOWNERS' ASSOCIATION, INC.**

This PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE (this "Certificate") is made on behalf of Valley Brook Estates Homeowners' Association, Inc., a Texas non-profit corporation (the "Association").

W I T N E S S E T H :

WHEREAS, KBL II Partners, Ltd., as Declarant, previously placed of record that certain Declaration of Covenants, Conditions and Restrictions for Valley Brook Estates (the "Declaration"), is filed as Instrument No. D206293061 and recorded in the Official Public Records of Tarrant County, Texas, which Declaration, as supplemented or amended, 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 subdivision subject to the Declaration is Valley Brook – Phase 1, Phase 2, Phase 3, Phase 4, Phase 5, Phase 6A and Phase 6B.

2. **Name and Mailing Address of the Association.** The name of the Association is Valley Brook Estates Homeowners' Association, Inc., and its mailing address is c/o RealManage, LLC ("RealManage"), P.O. Box 803555, Dallas, Texas 75380.

3. **Recording Data for the Subdivision.** The recording data for the subdivision is Valley Brook, Tarrant County, Texas, according to the Plat recorded as Instrument No.

D206297323 (Phase 1); Instrument No. D206281653 (Phase 2); Instrument No. D206265485 (Phase 3); Instrument No. D208202706 (Phase 4); Instrument No. D208135067 (Phase 5); Instrument No. D211131540 (Phase 6A); and Instrument No. D212271248 (Phase 6B), along with any amendments thereof and replats thereto in the Official Plat/Map Records of Tarrant County, Texas.

4. **Recording Data for the Declaration.** The Declaration is filed as Instrument No. D206293061 of the Official Public Records of Tarrant County, Texas; along with any additional amendments thereof or supplements thereto recorded in the Official Public Records of Tarrant County, Texas.

5. **Name and Contact Information for the Managing Agent of the Association.** The current name and mailing address for the Association's managing agent is c/o RealManage, P.O. Box 803555, Dallas, Texas 75380, telephone number is (866) 473-2573, and email address is valbrook@ciramail.com.

6. **Website.** The Association's website may be found at www.ciranet.com/residentportal.

7. **Fees Due Upon Property Transfer.** Fees charged relating to a property transfer are:

Type of Property Transfer	Dollar Amount
Resale Certificate	\$375.00
Conveyance/Transfer Fee	\$325.00
Refinance Fee	\$250.00
Statement of Account	\$295.00

8. **Resale Certificates.** Resale Certificates and other information regarding the Association may be requested by contacting the Association c/o RealManage via www.realmanage.com/closingportal, or by telephone number at (866) 473-2573. Alternatively, you may contact the office for RealManage at P.O. Box 803555, Dallas, Texas 75380.

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:

**VALLEY BROOK ESATES HOMEOWNERS'
ASSOCIATION, INC.,
a Texas non-profit corporation**

By: RealManage, LLC

Its: Managing Agent

By: Emily Dale
Emily Dale, Community Manager

STATE OF TEXAS §

COUNTY OF COLLIN §

This instrument was acknowledged before me on the 12 day of February, 2025,
by Emily Dale, Community Manager with RealManage, LLC, the Managing Agent of Valley
Brook Estates Homeowners' Association, Inc., a Texas non-profit corporation.

Rachel Rene Westen
Notary Public, State of Texas

