


MARY LOUISE NICHOLSON
COUNTY CLERK

AFTER RECORDING RETURN TO:

Judd A. Austin, Jr., Esq.
Henry Oddo Austin & Fletcher
1700 Pacific Avenue
Suite 2700
Dallas, Texas 75201

STATE OF TEXAS §
 §
COUNTY OF TARRANT §

**PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE
FOR
NORTHGLEN OWNERS ASSOCIATION, INC.**

This MANAGEMENT CERTIFICATE (this "Certificate") is made effective as of December 5, 2025 by the NorthGlen Owners Association, Inc. a Texas non-profit corporation (the "Association").

W I T N E S S E T H

WHEREAS, GA Haslet Development, Inc., a Texas limited partnership ("Declarant") has previously placed of record that certain Declaration of Covenants, Conditions and Restrictions for NorthGlen Owners Association, Inc., dated July 20, 2018 (the "Declaration") recorded as Document Number D218180226 in the Real Property 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 NorthGlen Owners Association, Inc.
3. Recording Data for the Subdivision. Recording data for the Subdivisions are set forth on Exhibit A attached hereto.
4. Recording Data for the Declaration. The recording data for the Declaration is Document Number D218180226 in the Real Property Records of Tarrant County, Texas. The recording data for amendments to the Declaration is set forth on Exhibit B attached hereto.

5. Mailing Address of the Association and Contact Information for Managing Agent. The current mailing address for the Association is NorthGlen Owners Association, c/o Insight Association Management, 2400 Lakeside Blvd., Suite 550, Richardson, TX 75082. The Association's managing agent is Insight Association Management, 2400 Lakeside Blvd., Suite 550, Richardson, TX 75082, phone number (214) 494-6002, and email address resales@insightam.com.
6. Association Website. The current website for the Association where current versions of the dedicatory instruments are made available is www.northglen.nabrnetwork.com.
7. 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:

NorthGlen Owners Association, Inc. a Texas non-profit corporation.

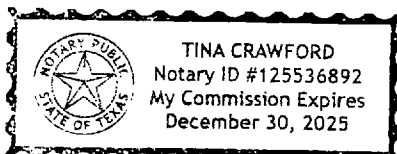
By: _____

Bruce Crawford, Managing Agent

THE STATE OF TEXAS §
 §
 COUNTY OF TARRANT §

This instrument was acknowledged before me on this 5th day of December 2025, by Bruce Crawford, Insight Association Management, Managing Agent for NorthGlen Owners Association, Inc., a Texas non-profit corporation, on behalf of such corporation.

Notary Public in and for the State of Texas



Tina Crawford
 Notary Public Signature

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

Plats of NorthGlen recorded in the Map or Plat Records of Tarrant County

- NorthGlen Addition Phase I
Filed in Tarrant County, Texas
Document No. D218188033
- NorthGlen Addition Phase 2
Filed in Tarrant County, Texas
Document No. D222025095

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

Amendments to the Declaration for NorthGlen Owners Association recorded with Tarrant County

- a. Declaration recorded under Document No. D218180226, Official Public Records of Tarrant County, Texas.
- b. 1st Amendment to Declaration recorded under Document No. D219107634, Official 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

1. Acquisition Assessment.....\$600.00