
MARY LOUISE NICHOLSON
COUNTY CLERK

SUNSET HILLS ADDITION HOMEOWNERS ASSOCIATION, INC. MANAGEMENT CERTIFICATE

This Property Owners' Association Management Certificate is being recorded by **SUNSET HILLS ADDITION HOMEOWNERS 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: SUNSET HILLS ADDITION HOMEOWNERS ASSOCIATION, INC.

Name of the Association: SUNSET HILLS ADDITION HOMEOWNERS ASSOCIATION, INC.

Recording Data for Association:

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

- (a) Sunset Hills Addition Homeowners Association Inc., recorded under Film Code No. D202185301, along with any supplements or replats thereof;
- (b) Sunset Hills Addition Homeowners Association Inc Replat, recorded under Film Code No. D20226150, along with any supplements or replats thereof;
- (c) Sunset Hills Addition Homeowners Association Inc Replat, recorded under Film Code No. D203427934, along with any supplements or replats thereof;
- (d) Sunset Hills Addition Homeowners Association Inc Replat, recorded under Film Code No. D204139722, along with any supplements or replats thereof;

Recording Data for Restrictions:

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

- (a) First Amended and Restated Declaration of Covenants, Conditions and Restriction Sunset Hills Addition, under Tarrant County Clerk's file no. D216044629
- (b) Certificate of Amendment Adopting the First Amended and Restated Declaration of Covenants, Conditions and Restrictions of Sunset Hills Addition, under Tarrant County Clerk's file no. D216044628
- (c) Second Amended and Restated Declaration of Covenants, Conditions and Restriction Sunset Hills Addition, under Tarrant County Clerk's file no. D217246701
- (d) Amended to Declaration of Covenants, Conditions and Restriction, under Tarrant County Clerk's file no. D205181243
- (e) Sunset Hills Addition, Declaration of Covenants, Conditions and Restrictions, under Tarrant County Clerk's file no. D204152867

Name and Mailing Address of the Association

Sunset Hills Addition Homeowners Association Inc.
c/o Principal Management Group of North Texas
801 E. Campbell RD #620
Richardson, TX 75081

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

Principal Management Group of North Texas
801 E. Campbell RD #620
Richardson, TX 75081
214-368-4030

NTXcustomercare@associa.us

Website Address of the Association

www.townsq.io

www.sunsethills.previews.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

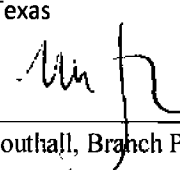
Legacy Account Closure Fee: \$220

Refinance Statement of Account: \$75

Expedite Fee for Resale Certificate prior to 10 business day delivery obligation: \$175 for 1 day expedite
\$120 for 3 day expedite

Executed on this the 22 day of April, 2022

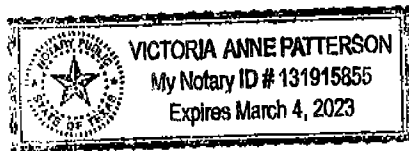
Sunset Hills Addition Homeowners Association Inc., acting by
and through its managing agent, Principal Management Group of
North Texas



Mark Southall, Branch President

STATE OF TEXAS §
 §
COUNTY OF TARRANT §

This instrument was acknowledged before me on the 22 day of April, 2022 by Mark Southall, Branch President with Principal Management Group of North Texas, the managing agent for Sunset Hills Addition Homeowners Association Inc., a Texas nonprofit corporation, on behalf of such corporation.





Notary Public, State of Texas

When recorded return to:
Principal Management Group of North Texas
801 E. Campbell RD #620
Richardson, TX 75081