

  
MARY LOUISE NICHOLSON  
COUNTY CLERK

**THORNBRIDGE EAST PHASE II, III AND IV HOMEOWNERS ASSOCIATION, INC. MANAGEMENT CERTIFICATE**

This Property Owners' Association Management Certificate is being recorded by **THORNBRIDGE EAST PHASE II, III AND IV 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:** THORNBRIDGE EAST PHASE II, III AND IV HOMEOWNERS ASSOCIATION, INC.

**Name of the Association:** THORNBRIDGE EAST PHASE II, III AND IV 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) Thornbridge East Phase II, III, and IV Homeowners Association, Inc. (II), recorded under Film Code No. D206069828, along with any supplements or replats thereof;
- (b) Thornbridge East Phase II, III, and IV Homeowners Association, Inc. (III), recorded under Film Code No. D206272384, along with any supplements or replats thereof;
- (c) Thornbridge East Phase II, III, and IV Homeowners Association, Inc. (IV), recorded under Film Code No. D210154414, along with any supplements or replats thereof;
- (d) Thornbridge East Phase II, III, and IV Homeowners Association, Inc. (III-Replat), recorded under Film Code No. D210174525, 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) Fourth Amended and Restated Declaration of Covenants, Conditions and Restrictions for Thornbridge East Phase II, III & IV, Tarrant County, Texas, under Tarrant County Clerk's file no. D218279269
- (b) Third Supplement to the Notice of Filing of Dedictory Instruments for Thornbridge East Phase II, III and IV, under Tarrant County Clerk's file no. D221008812
- (c) Notice of Filing of Dedictory Instruments for Thornbridge East Phase II, III and IV, under Tarrant County Clerk's file no. D220301996
- (d) Bylaws of Thornbridge East Phase II, III and IV Homeowners Association, Inc., under Tarrant County Clerk's file no. D212212249
- (e) Third Supplement to the Notice of Filing of Dedictory Instruments for Thornbridge East Phase II, III and IV, under Tarrant County Clerk's file no. D220106114
- (f) Notice of Filing of Dedictory Instruments for Thornbridge East Phase II, III and IV, under Tarrant County Clerk's file no. D218281185
- (g) First Supplement to Notice of Filing of Dedictory Instruments for Thornbridge East Phase II, III and IV, under Tarrant County Clerk's file no. D219102057
- (h) Declaration of Covenants, Conditions and Restrictions for Thornbridge East Phase IV, under Tarrant County Clerk's file no. D211058855
- (i) Notice of Filing of Dedictory Instruments for Thornbridge East Phase II, III and IV, under Tarrant County Clerk's file no. D219102063
- (j) Second Supplement to Notice of Filing of Dedictory Instruments for Thornbridge East Phase II, III and IV, under Tarrant County Clerk's file no. D219284608
- (k) Notice of Filing of Dedictory Instruments for Thornbridge East Phase II, III and IV, under Tarrant County Clerk's file no. D219102060
- (l) First Amendment to the Bylaws of Thornbridge East Phase II, III and IV Homeowners Association, Inc., under Tarrant County Clerk's file no. D218184516

**Name and Mailing Address of the Association**

Thornbridge East Phase II, III and IV 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](http://www.townsq.io)  
[www.thornbridgeeast.previews.townsq.io](http://www.thornbridgeeast.previews.townsq.io)  
[thornbridgeeast.org](http://thornbridgeeast.org)

**Property Transfer Fee(s) Charged by the Association:**

New account setup fee establishing new owner's account in the association's records: \$45  
 Working Capital: \$300  
 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

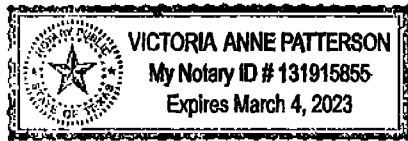
Executed on this the 22 day of April, 2022

Thornbridge East Phase II, III and IV Homeowners Association  
 Inc., acting by and through its managing agent, Principal  
 Management Group of North Texas

  
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 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 Thornbridge East Phase II, III and IV Homeowners Association, Inc., a Texas nonprofit corporation, on behalf of such corporation.



Victoria Patterson  
Notary Public, State of Texas

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