

THE STATE OF TEXAS       §  
  §  
COUNTY OF TARRANT       §



**D225085060**

05/13/2025 11:06 AM

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Fees: \$28.00

PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE

SUBMITTER: MERRILL KING

*Mary Louise Nicholson*  
MARY LOUISE NICHOLSON  
COUNTY CLERK

**MANAGEMENT CERTIFICATE PURSUANT  
TO SECTION 209.004, TEXAS PROPERTY CODE**

PLUM VALLEY HOMEOWNERS' ASSOCIATION, a Texas Property Owners' Association as defined by Chapter 209, Texas Property Code, hereby files this management certificate as required by Section 209.004, Texas Property Code:

1. The name of the subdivision is: Plum Valley Place
2. The name of the association is: Plum Valley Homeowners' Association
3. The recording data for the subdivision is:
  - (a) 10/8/1975 Tarrant County Doc: 000052633, Vol: 0000004, Page: 00017
4. The recording data for the declaration and any amendments to the declaration / by laws as filed are:
  - (a) 10/8/1975 Original Filing: Tarrant County Doc: 000052633, Vol: 0000004, Page: 00017.
  - (b) 04/7/1993 First Amendment to Enabling Declaration and By Laws. Filed Tarrant County Doc: 000064653, Vol: 0011008, Page 00031.
  - (c) 07/20/2016 Amendment to By-Laws approved 06/16/2016. Filed Tarrant County Doc: D216162256.
  - (d) 06/23/2021 Amendment to By-Laws / Fine Amount Change for Late Payment of Dues. Filed Tarrant County Doc: D221179772
  - (e) 09/22/2021 Amendment action to insert two By-Laws amendments as filed 07/20/2016 and 6/23/2021 into a master Restated Enabling Declaration and By-Laws Document. Filed Tarrant County Doc: 221276345.

- (f) 2/10/2022 Amended Restated Enabling Declaration and By-Laws to conform to September 2021 Texas Legislature Statutes pertaining to Homeowners Associations. Filed Tarrant County Doc: D222037712
  - (g) 5/10/2022 Refile of Document D222037712 (item (f) to attach Exhibit "A" - Plat Copy as filed 10/08/1975 plus subsequent filing of Replat of Lots 12 and 13 on 5/08/1981 which was not included in 2/10/2022 filing. Filed Tarrant County Doc: D2220122200
  - (h) 7/01/2022 Filing of amended Management Certificate stating dues increase from \$1,800 annually to \$2,000 annually as approved by the Association by vote following Annual Meeting held May 15, 2022. Dues are payable in two installments of \$1,000 each due on January 1 and July 1 of each year.
  - (i) 5/07/2025 Filing of Amended Restated Enabling Declaration and By-Laws to include amendment actions of the Association in November 2024. Filed Tarrant County Doc: D225081235
5. The name and address of the Association is PLUM VALLEY HOMEOWNERS' ASSOCIATION, and the mailing address of the association is 6113 Plum Valley Place, Fort Worth, TX 76116.
6. The name and mailing address of the person managing the association or the association's designated representative is Merrill King, President, 6113 Plum Valley Place, Fort Worth, TX 76116. Telephone: 651-308-6582 Email Address: [plumvalleyhoa@gmail.com](mailto:plumvalleyhoa@gmail.com) and [merrillking@comcast.net](mailto:merrillking@comcast.net)
7. Other information the association considers appropriate is:
- (a) A Plum Valley Place Homeowners Handbook is furnished to each new homeowner in Plum Valley Place containing a list of contact information for each homeowner in the Association, a list of current Board of Directors, rules and regulations pertaining to the gate and its operation, perimeter walls & fence, parking, who to contact about a problem, and services such as garbage, recycling & bulk waste collection, and what to do if a homeowner's power goes out.
  - (b) Plum Valley Homeowners' Association, comprised of 22 single-family homes, is not subject to Section 207.006 of the Texas Property Code.



SIGNED this 8 day of May 2025.

PLUM VALLEY HOMEOWNERS'  
ASSOCIATION

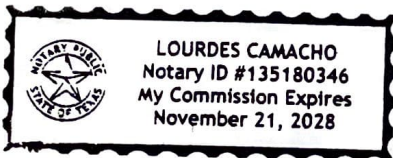
BY Merrill King  
Merrill King, President

THE STATE OF TEXAS §

§

COUNTY OF TARRANT §

The above instrument was acknowledged before me by Merrill King, President of  
PLUM VALLEY HOMEOWNERS' ASSOCIATION Board on this  
8 day of May 2025.



[Signature]  
Notary Public in and for the State of Texas



FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS OF  
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