

(To be recorded in Real Property Records of Tarrant County, Texas)

**Fallbrooke Owners Association, Inc.**  
**Property Owners' Association Management Certificate**

As Required by Section 209.004, Texas Property Code

This certificate updates and entirely replaces any previously recorded management certificate for this subdivision, such as instruments recorded as D221053167 and D214187987

**1. Subdivision information.** Fallbrooke Owners Association, Inc. is an addition to the city of Grand Prairie in Tarrant County, Texas. The plats are recorded in the Plat Records of Tarrant County, Texas as:

- Exhibit A. Document D214187987, recorded on August 27<sup>th</sup>, 2014

**2. Declaration information.** Lots in Fallbrooke Owners Association are subject to Declaration of Covenants, Conditions, and Restrictions recorded on June 25<sup>th</sup>, 2014, as Document Number D214132609, Real Property Records, Tarrant County, Texas as amended or supplemented from time to time including the following instrument(s) recorded in the Real Property Records of Tarrant County, Texas:

**3. Name of property owners association.** **Fallbrooke Owners Association, Inc.**

**4. How to contact the association through its managing agent.**

Fallbrooke Owners Association, Inc.  
c/o FirstService Residential Texas, Inc., a Texas Corporation, d/b/a FirstService Residential  
("FirstService Residential")  
14951 North Dallas Parkway, Suite 600  
Dallas, Texas 75254  
Phone: 214-871-9700  
Website: [www.fsresidential.com](http://www.fsresidential.com)  
Email Address: [Mgmt-CertificateTX@fsresidential.com](mailto:Mgmt-CertificateTX@fsresidential.com)  
Community Website: <https://Fallbrooke.connectresident.com>  
Resale Disclosure Package: \$375.00  
Homeowner Setup/Unit Transfer: \$275.00

**5. Purpose.** The purpose of the Property Owners' Association Management Certificate is to provide information sufficient for a title company to correctly identify the subdivision and to contact its governing association. This Management Certificate does not purport to identify every publicly recorded document affecting the subdivision, or to report every piece of information pertinent to the subdivision. No person should rely on this Management Certificate for anything other than instructions for contacting the association in connection with the transfer of title to a home in the subdivision.



**D222034204**

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Fees: \$23.00

PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE  
SUBMITTER: FIRSTSERVICE RESIDENTIAL TEXAS INC

*Mary Louise Nicholson*  
MARY LOUISE NICHOLSON  
COUNTY CLERK

Signed on the 12th day of January 2022

Fallbrooke Owners Association Inc., a Texas property owners' association

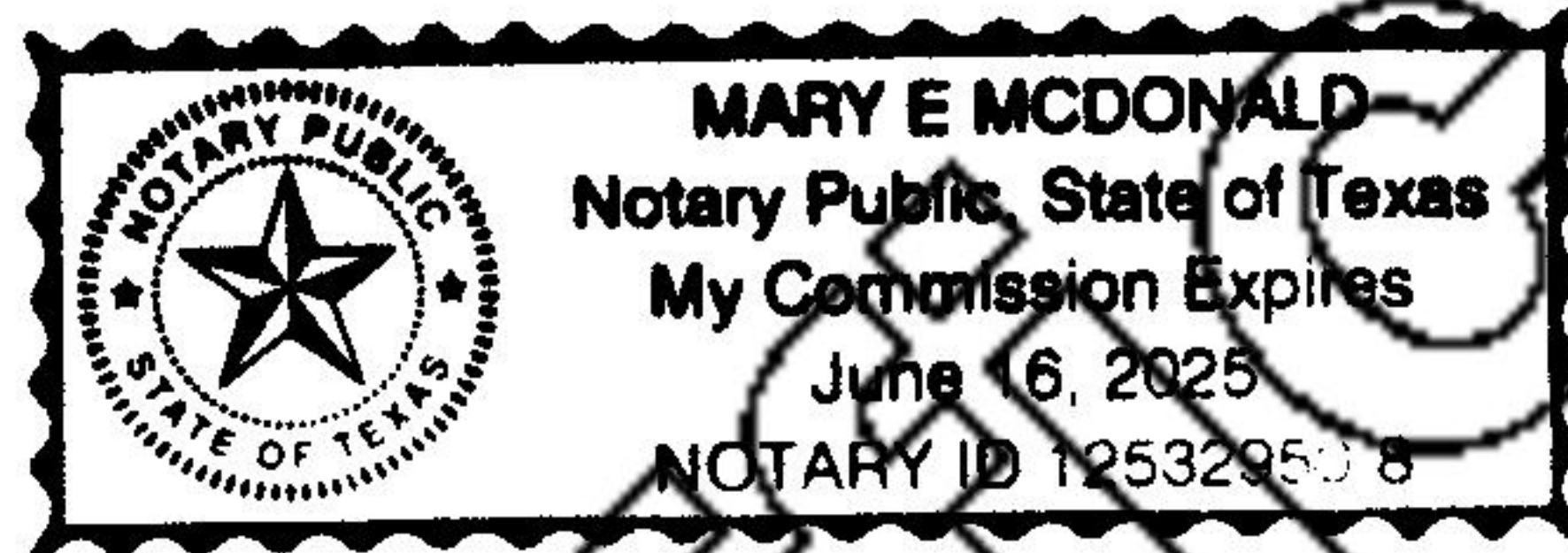
By: Michelle Malegni

Michelle Malegni, Vice President  
FirstService Residential Texas, Managing Agent

THE STATE OF TEXAS  
COUNTY OF DALLAS

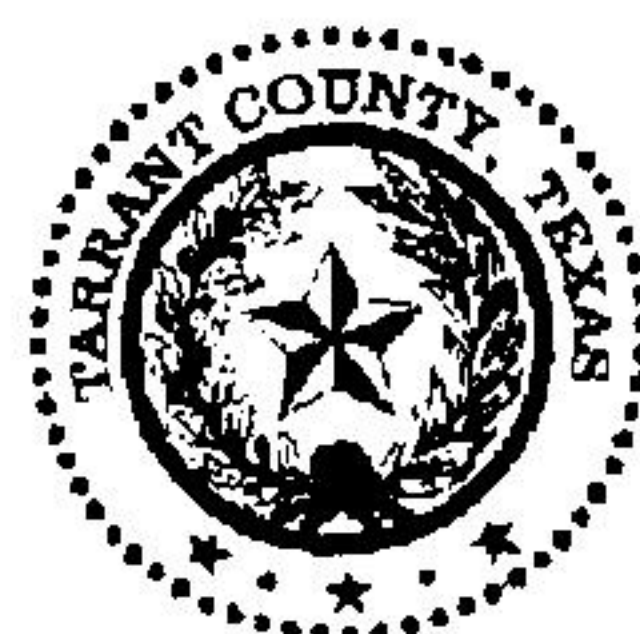
This instrument was acknowledged before me on this 12 day of January 2022 by Michelle Malegni on behalf of FirstService Residential, Managing Agent of a Texas property owners' association, on behalf of said association.

Mary E McDonald  
Notary Public, State of Texas



**AFTER RECORDING, PLEASE RETURN TO:**

Fallbrooke Owners Association, Inc.  
c/o FirstService Residential Texas, Inc., a Texas Corporation, d/b/a FirstService Residential ("FirstService Residential")  
14951 North Dallas Parkway, Suite 600  
Dallas, Texas 75254



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OFFICIAL PUBLIC RECORDS OF  
TARRANT COUNTY, TEXAS  
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PROPERTY OWNERS ASSOCIATION MANAGEMENT CE  
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