

**PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE
FOR
MAIN 7 HOMEOWNERS ASSOCIATION, INC.**

THE STATE OF TEXAS

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COUNTY OF TARRANT

The undersigned, being the Managing Agent of Main 7 Homeowners Association, Inc., a non-profit corporation organized and existing under the laws of the State of Texas, submits the following information pursuant to Section 209.004 of the Texas Property Code which supersedes any prior Management Certificate filed by Main 7 Homeowners Association, Inc.:

1. Name of Subdivision: Main 7 Townhomes.
2. Name of Association: Main 7 Homeowners Association, Inc.
3. Recording Data for the Subdivision:
 - a) Main 7 Townhome Addition, Lots 1X, 2-49, 50X 50-55, 56X, Block 1, an addition to the city of Arlington in Tarrant County, Texas. The plats are recorded in the Plat Records of Tarrant County, Texas, as Plat 1: Document 0220010541, recorded January 15, 2020.
4. Recording Data for the Declaration:
 - a) Declaration of Covenants, Conditions and Restrictions for Main 7 Urban Villas, recorded on April 20, 2020, as Document 0220089580, Real Property Records, Tarrant County, Texas.
5. Name and Mailing Address of the Association is: Main 7 Homeowners Association, Inc. c/o FirstService Residential Texas, Inc., 14951 North Dallas Pkwy., Suite 600, Dallas, TX 75254.
6. Name and Mailing Address of Person Managing the Association or Its Designated Representative is: Main 7 Homeowners Association, Inc. c/o FirstService Residential Texas, Inc., 14951 North Dallas Pkwy., Suite 600, Dallas, TX 75254.
7. Telephone Number to Contact the Association is: 214-871-9700.
8. Email Address to Contact the Association: Resale Certificates and other information regarding the Association may be requested by contacting the Association c/o FirstService Residential via <https://www.fsresidential.com/texas/resale-and-lender-documents>. Alternatively, you may contact the office for FirstService Residential by e-mail at Mgmt-CertificateTX@fsresidential.com.

9. The Association's website is: <https://main7hoa.connectresident.com>

10. Fees charged by the Association upon the sale or transfer of Property:

Transfer Fee	\$340.00
Resale Disclosure Package (6-10 days; 3-5 days; 1-2 days)	\$375; \$450; \$500
Resale Disclosure Update (within 60 days of original request)	\$75.00
Refinance Certificate Fee (6-10 days; 3-5 days; 1-2 days)	\$150; \$225; \$275
HOA Questionnaire (optional) – (Single Family)	\$250.00
Loan Estimate Questionnaire (optional) – (Single Family)	\$100.00
Custom Lender Form Mortgage Questionnaire – (Condominiums)	\$350.00
Uniform Condo Questionnaire (6-10 days; 3-5 days; 1-2 days)	\$220; \$275; \$325
Initial Contribution	2K Assessments
Developer to Builder Resale Fee	\$50.00 per 25 lots

Executed on this the 10th day of January 2024.

MAIN 7 HOMEOWNERS ASSOCIATION, INC.

By: 

Patrick Drosch, President of FirstService Residential Texas, Inc.

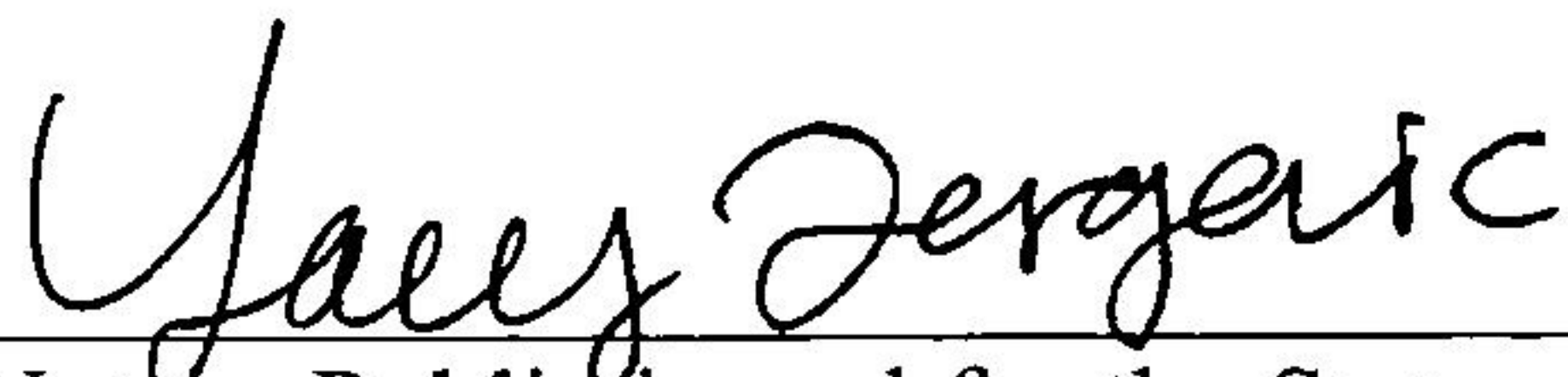
THE STATE OF TEXAS

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ACKNOWLEDGMENT

COUNTY OF DALLAS

BEFORE ME, the undersigned notary public, on this the 10 day of January 2024, personally appeared Patrick Drosch, President of FirstService Residential Texas, Inc., and Managing Agent of Main 7 Homeowners Association, Inc. known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that s/he executed the same for the purpose and in the capacity therein expressed and on behalf of the Association.



Notary Public in and for the State of Texas

