

Mary Louise Nicholson
MARY LOUISE NICHOLSON
COUNTY CLERK

AFTER RECORDING, RETURN TO:

Judd A. Austin, Jr.
Henry Oddo Austin & Fletcher, P.C.
1717 Main Street
Suite 4600
Dallas, Texas 75201

STATE OF TEXAS §
 §
COUNTY OF TARRANT §

**PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE
FOR
RETTA ESTATES
HOMEOWNERS ASSOCIATION, INC.**

This PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE ("*Certificate*") is made on behalf of RETTA ESTATES HOMEOWNERS ASSOCIATION, INC., a Texas non-profit corporation ("*Association*").

WHEREAS, Retta 23 Development Group, LLC, as the Declarant, executed and previously placed of record that certain Declaration of Covenants, Conditions and Restrictions for Retta Estates on December 16, 2024, under Instrument No. D224224102 in the Official Public Records of Tarrant County, Texas ("*Declaration*") as supplemented or amended, is incorporated herein for all purposes.

WHEREAS, the Association has caused this Certificate to be prepared and filed in accordance with the provisions of the Texas Residential Property Owners Protection Act as provided in Section 209.004 of the Texas Property Code.

NOW, THEREFORE, the undersigned hereby certifies as follows on behalf of the Association:

1. **Name of the Subdivision.** The name of the subdivision, which is the subject of the Declaration, is Retta Estates.

2. **Name and Mailing Address of the Association.** The name of the Association is Retta Estates Homeowners Association, Inc. and its mailing address is c/o FirstService Residential, Inc. ("*FirstService Residential*"), 14951 N. Dallas Pkwy, Ste. 600, Dallas, Texas 75254.

3. **Recording Data for the Subdivision.** The recording data for Retta Estates, an addition to the City of Mansfield, Tarrant County, Texas, is recorded as Instrument No. D224161894 in the Official Public Records of Tarrant County, Texas, including all amendments, supplements, and replats thereto.

4. **Recording Data for the Declaration.** The recording data for the Declaration was recorded under Instrument No. D224224102, along with any and all amendments and supplements recorded in the Official Public Records of Tarrant County, Texas.

5. **Name and Contact Information for the Association or the Managing Agent of the Association.** The current mailing address for the Association is c/o First Service Residential, 14951 N. Dallas Pkwy, Ste. 600, Dallas, Texas 75254, telephone number is (214) 871-9700, and e-mail address is Mgmt-CertificateTX@fsresidential.com.

6. **Website.** The Association's website may be found at <https://RettaEstates.connectresident.com>.

7. **Fees Due Upon Property Transfer.** Fees charged relating to a property transfer are:

Type of Property Transfer	Dollar Amount
Transfer Fee	\$340.00
Resale Disclosure Package (6-10 days; 3-5 days; 1-2 days)	\$375.00; \$450.00; \$500.00
Resale Disclosure Update (within 60 days of original request)	\$75.00
Refinance Certificate Fee (6-10 days; 3-5 days; 1-2 days)	\$150.00; \$225.00; \$275.00
HOA Questionnaire (optional) – (Single Family)	\$250.00
Loan Estimate Questionnaire (optional) – (Single Family)	\$100.00
Initial Contribution (all sales to homeowners)	\$550.00

8. **Resale Certificates and Other Information.** 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>. The telephone number for FirstService Residential is (214) 871-9700. Alternatively, you may contact the office for FirstService Residential at 14951 N. Dallas Pkwy, Ste. 600, Dallas, Texas 75254 or by e-mail at Mgmt-CertificateTX@fsresidential.com.

IN WITNESS WHEREOF, the undersigned has caused this Certificate to be executed on behalf of the Association in compliance with Section 209.004 of the Texas Property Code. This Certificate shall serve to take the place of all Management Certificates previously filed on behalf of the Association.

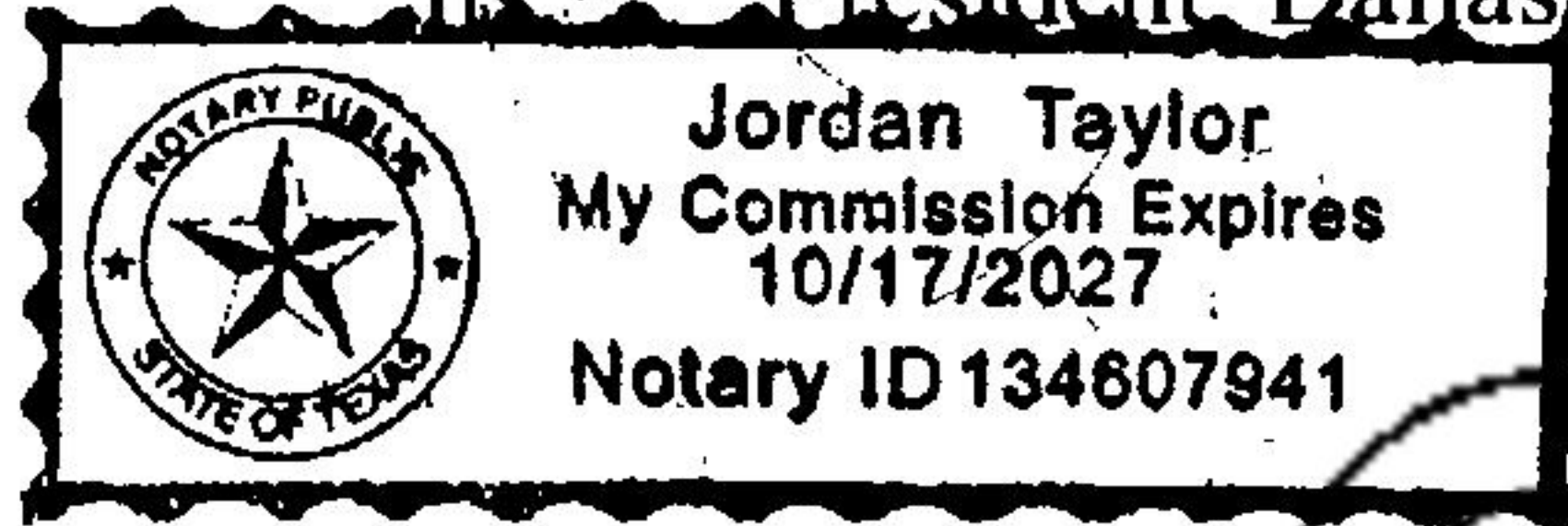
[SIGNATURE PAGE TO IMMEDIATELY FOLLOW]

ASSOCIATION:

**RETTA ESTATES
HOMEOWNERS ASSOCIATION, INC.,
a Texas non-profit corporation**

By: FirstService Residential, Inc.
Its: Managing Agent

By: Jennifer Huerta
Jennifer Huerta
Its: President Dallas/Fort Worth



STATE OF TEXAS
COUNTY OF DALLAS

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This instrument was acknowledged before me on the 17 day of March 2025,
by Jennifer Huerta, President - Dallas/Fort Worth, with FirstService Residential, Inc., the Managing
Agent of Retta Estates Homeowners Association, Inc., a Texas non-profit corporation.

Jordan Taylor
Notary Public, State of Texas