

TUSCAN VILLAGE HOMEOWNERS' ASSOCIATION



Property Owners' Association Management Certificate

(Texas Property Code Section 209.004)

**Property Owners' Association Management Certificate
(Texas Property Code Section 209.004)**

☐ Commencement, ☐ Change, ☐ Termination for: ☐ Revision to the Management Certificate Statue

☐ Condominium Project, ☐ Townhome Project, or ☒ Residential Subdivision

The undersigned, being an officer of Tuscan Village HOA, and in accordance with Section 209.004 of Texas Property Code, gives notice that (check one)

☐ the management company named below has commenced management of the Association named below; or

☐ the management company named below is continuing to manage the Association but is refiling this management certificate because information in an earlier certificate need updating; or

☐ the association is no longer self-managed; or

☒ the Association is self-managed

1. Name of Subdivision:

Tuscan Village

2. Name of Association:

Tuscan Village Homeowners' Association

3. Subdivision Recording Data:

Lots 1-51 "Tuscan Village Addition" being a part of Block 42 of the Milam County School Land Survey, A-135, in the Central part of Somervell County, Texas filed of record at Instrument No. 20080138, Official Public records of Somervell County

4. Declaration Recording Data:

Bylaws adopted by the residents of Tuscan Village Homeowner's Association organized on the 21st day of July, 2018 at a special Called meeting of the association.

Covenants and Restrictions of Tuscan Village filed of record at instrument No. 20181709 in the County Clerks' office of Somervell County on October 9, 2018

Amendment to Covenants and restrictions of Tuscan Village filed of record at instrument No. 20191134 in the office of the County Clerk of Somervell County on July 19, 2019

Amendment to Covenants and restrictions of Tuscan Village filed of record at instrument No. 20212745 in the office of the County Clerk of Somervell County on November 15, 2021

5. Mailing Address of Association:

*Tuscan Village Homeowners' Association
P.O. Box 2656,
Glen Rose, Tx 76043*

6. Name and mailing address of Person Managing the Association or Associations Designated Representative:

*Tuscan Village Homeowners' Association
P.O. Box 2656
Glen Rose, Tx 76043
Larry Wilson, President
Cell: 817-219-0998
Lwilson51@windstream.net*

7. Tuscan Village Website:

www.tuscanvillagehoa.com

8. Fees charged by the association:

*Resale fee: \$0.00
Initial Transfer Fee upon completion of home
\$375.00
Monthly Assessment in the amount of \$75.00
paid Semi annually*

The Association Fees cover all costs the Association incurs related to a property transfer in the subdivision.

The purpose of the 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. Prospective purchasers are advised to independently examine all governing documents of the Association and performing a comprehensive physical inspection of the lot/home and common areas, prior to purchase.

This certificate is filed of record in the county where the above-described project is located. It shall be valid until a management certificate is filed of record or until a termination of this management certificate if filed of record, whichever is sooner.

Date Executed: _____

6 Feb 2024

**TUSCAN VILLAGE HOMEOWNERS' ASSOCIATION,
A Texas non-profit organization**

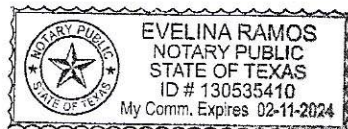
By: *Larry Wilson*

Larry Wilson, President

STATE OF TEXAS

COUNTY OF SOMERVELL

This instrument was acknowledged before me on February *LHW*, 2024 by Larry Wilson, President, Tuscan Village Homeowners Association, a non-profit corporation, on behalf of said corporation.



Evelina Ramos

Notary Public, State of Texas