

  
MARY LOUISE NICHOLSON  
COUNTY CLERK

THE STATE OF TEXAS §  
§  
COUNTY OF TARRANT §

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

MONTSERRAT HOMEOWNERS ASSOCIATION, INC., a Texas Non-profit Corporation and 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: Montserrat
2. The name of the association is: Montserrat Homeowners Association, Inc.
3. The recording data for the subdivision is:
  - (a) Plat for Phase I, recorded in Cabinet A, Slide 9237-9238 of the Plat Records, of Tarrant County, Texas; and
  - (b) Plat for Phase II, recorded in Cabinet A, Slide 11551 of the Plat Records, of Tarrant County, Texas.
4. The recording data for the declaration and any amendments to the declaration are:
  - (a) First Amended, Restated and Supplementary Declaration of Covenants, Restrictions and Easements for Montserrat Recorded on January 19, 2007 (Instrument No. D20702298) in the official Public Records of the Tarrant County Clerk's Office, Tarrant County, Texas.
  - (b) First Amendment to the First Amended Restated and Supplementary Declaration of Covenants, Restrictions, and Easements for Montserrat Recorded on April 20, 2023 (Instrument No. D223066453) in the Official Public Records of the Tarrant County Clerk's office, Tarrant County, Texas.
5. The name of the Association is MONTSERRAT HOMEOWNERS' ASSOCIATION, and the mailing address of the association is 9411 Marbella Drive, Fort Worth, Texas 76126.
6. The name and the mailing address of the persons managing the association or the association's designated representative are Melissa Reed, On-Site Security Manager, and Nicole Reed, On-Site Property Manager, 9411 Marbella Drive, Fort Worth, Texas 76126.
7. Other information the association considers appropriate is:
  - A. Articles of Incorporation of Montserrat Homeowners' Association, Inc. filed on June 30, 2004 in the office of the Secretary of State of Texas.

B. Current Bylaws with all prior amendments: effective as of February 20, 2025, recorded on January 25, 2025 at D225031476 in the Official Public Records of the Tarrant County Clerk.

C. Montserrat HOA's official website address is <http://spitirtofmontserrat.com> where Montserrat HOA's Articles of Incorporation, dedicatory instruments and amendments thereto, current bylaws with all prior Amendments and Rules and regulations adopted by the Board of Directors.

D. Montserrat charges a \$375.00 property transfer fee.

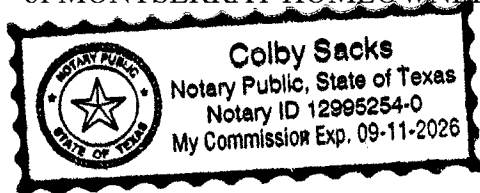
SIGNED this 15th day of April, 2026.

MONTSERRAT HOMEOWNERS ASSOCIATION, INC.

By: [Signature]  
Joseph F. Cleveland, Jr., President

THE STATE OF TEXAS    §  
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COUNTY OF TARRANT   §

The above instrument was acknowledged before me by Joseph F. Cleveland, Jr., President of MONTSERRAT HOMEOWNERS ASSOCIATION, INC. on this 15th day of April 2026.



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

After Filing Return to:

Joseph F. Cleveland, Jr.  
Brackett & Ellis, P.C.  
100 Main Street  
Fort Worth, Texas 76102