

**Grayson County
Deana Patterson
County Clerk
Sherman, TX 75090**

Instrument Number: 2025 - 22785

ERecordings-RP

Recorded On: September 03, 2025 11:54 AM

Number of Pages: 3

" Examined and Charged as Follows: "

******* THIS PAGE IS PART OF THE INSTRUMENT *******

Any provision herein which restricts the Sale, Rental or use of the described Document
because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 22785
Receipt Number: 20250903000069
Recorded Date/Time: September 03, 2025 11:54 AM
User: Crystal T
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Record and Return To:

Simplifile
100 W. Houston Ste. 17

Sherman TX 75090



STATE OF TEXAS
COUNTY OF GRAYSON

I hereby certify that this Instrument was FILED In the File Number sequence on the date/time
printed hereon, and was duly RECORDED in the Official Records of Grayson County, Texas.

Deana Patterson
County Clerk
Grayson County, TX

**MANAGEMENT CERTIFICATE FOR
SUMMER COVE I OWNERS ASSOCIATION, INC.**

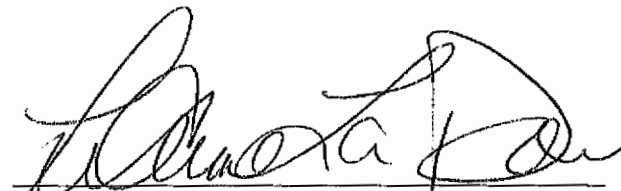
The undersigned hereby provides the following information as required by Texas Property Code Section 82.116.

1. The name of the condominium is Summer Cove I Condominiums.
2. The name of the association is Summer Cove I Owners Association, Inc.
3. The location of the condominium is: 264 Summer Meadows Lane, Pottsboro, 75076, Grayson County, Texas.
4. The Declaration was recorded on June 12, 1985 as Instrument Number 1985-10839, Real Property Records, Grayson County, Texas. An Amendment to the Declaration was recorded on August 24, 1987, as Instrument Number 1987-14276, Real Property Records, Grayson County, Texas.
5. The name and mailing address of the association is Summer Cove I Owners Association, Inc., c/o Guardian Association Management, LLC, 12700 Hillcrest Road, Suite 234, Dallas, Texas 75230.
6. The name, mailing address, telephone number, and e-mail address of the management company for the association is Guardian Association Management, LLC; 972-458-2200; guardian@guardianam.com; 12700 Hillcrest Road, Suite 234, Dallas, Texas 75230.
7. The website address of the internet website on which the association's dedicatory instruments are available is www.guardianam.com.
8. The amount and description of the fee(s) charged by the association relating to a property transfer in the subdivision include: resale certificate package - \$375; amendment to resale certificate - \$75; inspection fee - \$150; transfer fee - \$275; bank owned property package - \$250; tiered rush fee - \$25 - \$150; lender questionnaire fee - \$175 - \$275; statement of account fee \$50 - \$100; TREC form update - \$50 - \$75; CD delivery fee - \$30; credit card payment convenience fee - \$6; shipping fee - up to \$45.
9. Prospective purchasers are advised to independently examine the Declaration, By-Laws, and all other governing documents of the association, together with obtaining an official Resale Certificate and performing a comprehensive physical inspection of the lot/home and common areas, prior to purchase.

SUMMER COVE I OWNERS ASSOCIATION, INC.

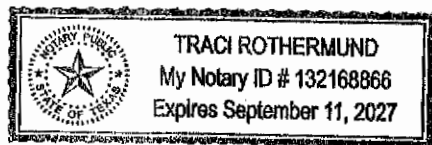
EXECUTED this 29th day of August 2025.

By: Guardian Association Management, LLC, Managing Agent


LeAnne LaDew, Director

THE STATE OF TEXAS §
COUNTY OF DALLAS §

This instrument was acknowledged before me on the 29th day of August 2025, by LeAnne LaDew, Director of Guardian Association Management, LLC, Managing Agent of Summer Cove I Owners Association, Inc., a Texas non-profit corporation, on behalf of said non-profit corporation.




Notary Public, State of Texas