

**MANAGEMENT CERTIFICATE FOR
MEADOWLANDS HOMEOWNERS' ASSOCIATION 2, INC.**


The undersigned hereby provides the following information as required by Texas Property Code Section 209.004.

1. The name of the subdivision is The Reserve at Meadowlands Addition, Phase 11 & II.
2. The name of the association is Meadowlands Homeowners Association 2, Inc...
3. The recording data for the subdivision is: Plat Record for Meadowlands Homeowners Association 2, Inc., filed on May 5, 2020, File Number 59257 in the Real Property Records of Denton County, Texas.
4. The Declaration was recorded on May 5, 2020, Real Property Records, Denton County, Texas.
5. The name and mailing address of the association is Meadowlands Homeowners Association 2, 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 person managing the association is Leanne LaDew; Guardian Association Management, LLC; 972-458-2200; LeanneL@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; \$150- Inspection Fee; transfer fee to Guardian - \$350; transfer fee; bank owned property package - \$250; tiered rush fee - \$25 - \$150; lender questionnaire fee - \$175 - \$275; statement of account fee \$75.00-\$100; statement of account update-\$75.-\$100; 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.

MEADOWLANDS HOMEOWNERS' ASSOCIATION 2, INC.

EXECUTED this 15th day of October 2025.

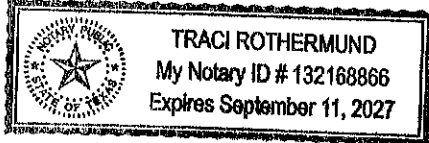
By: Guardian Association Management, LLC, Managing Agent




Leanne LaDew, Agent

THE STATE OF TEXAS §
COUNTY OF DENTON §

This instrument was acknowledged before me on the 15th day of October 2025, by Leanne LaDew, of Guardian Association Management, LLC, Managing Agent of Meadowlands Homeowners Association 2, Inc., a Texas non-profit corporation, on behalf of said non-profit corporation.





Notary Public, State of Texas

AFTER RECORDING, PLEASE RETURN TO:

Guardian Association Management
12700 Hillcrest Road, Ste 234
Dallas, TX 75230



VG-342-2025-122352

**Denton County
Juli Luke
County Clerk**

Instrument Number: 122352

Real Property Recordings

MISCELLANEOUS

Recorded On: October 30, 2025 11:34 AM

Number of Pages: 3

" Examined and Charged as Follows: "

Total Recording: \$33.00

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

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

File Information:

Document Number: 122352
Receipt Number: 20251030000305
Recorded Date/Time: October 30, 2025 11:34 AM
User: Marlene F
Station: Station 3

Record and Return To:

GUARDIAN ASSOCIATION
12700 HILLCREST RD STE 234

DALLAS TX 75230



STATE OF TEXAS
COUNTY OF DENTON

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 Denton County, Texas.

Juli Luke
County Clerk
Denton County, TX