

**MANAGEMENT CERTIFICATE FOR  
RIDGE PARK ESTATES HOMEOWNERS' ASSOCIATION, INC.**

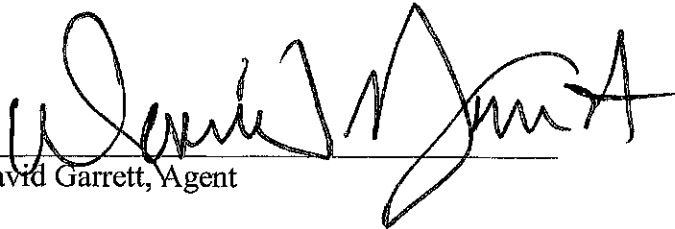
The undersigned hereby provides the following information as required by Texas Property Code Section 209.004.

1. The name of the subdivision is Ridge Park Estates Homeowners Association.
2. The name of the association is the Ridge Park Estates Homeowners Association, Inc.
3. The recording data for the subdivision is: Plat Record for Ridge Park Estates, filed on June 30, 2022, Document Number 2022-15357, in the Real Property Records of Hunt County, Texas.
4. The Declaration was recorded on June 30, 2022, Real Property Records, Hunt County, Texas.
5. The name and mailing address of the association is Ridge Park Estates Homeowners 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 person managing the association is David Garrett; Guardian Association Management, LLC; 972-458-2200; [guardian@guardianam.com](mailto: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](http://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: Working Capital Fee - \$500; owner to owner sales transfer fee \$75; resale certificate package - \$375; amendment to resale certificate - \$75; transfer fee to Guardian - \$350; 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.

RIDGE PARK ESTATES HOMEOWNERS' ASSOCIATION, INC.

EXECUTED this 6 day of February 2025.

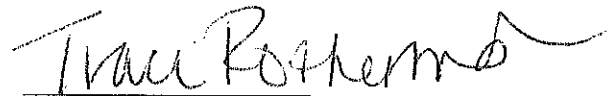
By: Guardian Association Management, LLC, Managing Agent

  
David Garrett, Agent

THE STATE OF TEXAS     §  
COUNTY OF HUNT       §

This instrument was acknowledged before me on the 6<sup>th</sup> day of February 2025, by David Garrett, of Guardian Association Management, LLC, Managing Agent of Ridge Park Estates Homeowners Association, Inc., a Texas non-profit corporation, on behalf of said non-profit corporation.

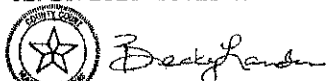


  
Notary Public, State of Texas

THE STATE OF TEXAS  
COUNTY OF HUNT

I hereby certify that this instrument was FILED on the  
date and the time stamped hereon by me and was duly  
RECORDED in the Records of HUNT County, Texas.

2025-02981     POAMC  
02/20/2025 10:29 AM

  
Becky Landrum, County Clerk  
Hunt County, TX