

**MANAGEMENT CERTIFICATE FOR  
PRESTON GATE HOMEOWNER'S 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 Preston Gate.
2. The name of the association is Preston Gate Homeowners Association, Inc.
3. The recording data for the subdivision is:

Final Plat of Preston Gate, filed on May 30, 2000 as Instrument Number 200001008872 in the Official Public Records of Dallas County, Texas.

4. The Declaration was recorded on January 18, 2000 as Instrument Number 200000870064, Real Property Records, Dallas County, Texas.

An additional Declaration of Covenants, Conditions and Restrictions was recorded on August 3, 2000 as Instrument Number 200001085691, Real Property Records, Dallas County, Texas.

5. The name and mailing address of the association is Preston Gate 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).

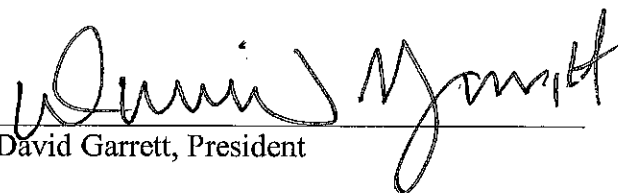
8. The amount and description of the fee(s) charged by the association relating to a property transfer in the subdivision include: two months of assessments; resale certificate package - \$375; amendment to resale certificate - \$75; inspection fee - \$150; transfer fee - \$275; bank owned property package - \$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.

PRESTON GATE HOMEOWNERS ASSOCIATION, INC.

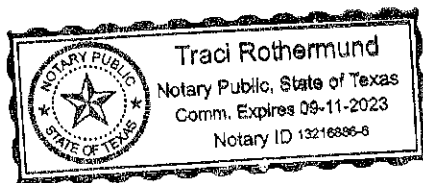
EXECUTED this 9 day of September 2021.

By: Guardian Association Management, LLC, Managing Agent

  
David Garrett, President

THE STATE OF TEXAS                   §  
COUNTY OF DALLAS                 §

This instrument was acknowledged before me on the 9<sup>th</sup> day of September 2021, by David Garrett, President of Guardian Association Management, LLC, Managing Agent of Preston Gate Homeowners Association, Inc., a Texas non-profit corporation, on behalf of said non-profit corporation.



  
Notary Public, State of Texas

AFTER RECORDING, PLEASE RETURN TO:

Julie E. Blend/Dealey Blend PC  
3300 Oak Lawn Ave., Suite 403B  
Dallas, Texas 75219