

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

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

The LOS ESTABLOS NEIGHBORHOOD 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: Los Establos Addition
2. The name of the association is: Los Establos Neighborhood Association, Inc.
3. The recording data for the subdivision is:

(a) Plat for Phase 1A recorded in Cabinet F, Slide 105 of the Plat Records, Rockwall County, Texas, and Plat for Phase 1B recorded in Cabinet G, Slide 74, of the Plat Records of Rockwall County, Texas.

(b) Plat for Phase 2 in the Official Public Records of Rockwall County, Texas at Document No. 20170000016409, and at Cabinet H, Slide 191 of the Plat Records, Hunt County, Texas, and as Instrument No. 2017-12513 in the Records of Hunt County, Texas

4. The recording data for the Declarations are:

(a) Third Amended and Restated Declaration of Covenants, Conditions, and Restrictions for Los Establos Addition (Phase 1A/1B) recorded at Instrument No. 20230000004895, Official Public Records, Rockwall County, Texas.

(b) Declaration of Covenants, Conditions, and Restrictions for Los Establos Addition, Phase 2, recorded at Instrument No. 20200000018223, Official Public Records, Rockwall County, Texas, and recorded at Instrument No. 2020-13151, Official Public Records, Hunt County, Texas.

5. The name of the Association is LOS ESTABLOS NEIGHBORHOOD ASSOCIATION, INC. and the mailing address of the association is Attn: David R. Cragle, 1909 Woodall Rodgers Frwy., 2nd Floor, Dallas, TX 75201.

6. The name and the mailing address of the person managing the association or the association's designated representative is Lucien J. Tujague, Jr., 1909 Woodall Rodgers Frwy., 2nd Floor, Dallas, TX 75201.

7. The amount and description of a fee or fees charged by the association relating to a property transfer in the subdivision: Capitalization Fee - \$150.00; Transfer Fee - \$175.00

8. Other information the association considers appropriate is:

(a) Corporate Charter filed in the Office of the Secretary of State of Texas on August 19, 2004, File No. 0800379411, and available at the Association's office, 1909

Woodall Rodgers Frwy., 2nd Floor, Dallas, TX 75201.

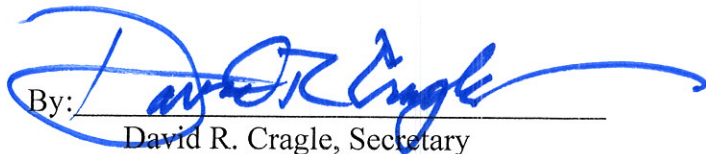
(b) Current Amended and Restated Bylaws effective as of March 7, 2023, filed for registration on June 9, 2025 at Instrument No. 20250000010229, Official Records of Rockwall County, Texas, and as filed on June 6, 2025 at Instrument No. 2025-09071, Records of Hunt County, Texas, and available at the Association's office, 1909 Woodall Rodgers Frwy., 2nd Floor, Dallas, TX 75201.

(c) Construction Rules and Regulations adopted by the Board of Directors, filed for registration on June 9, 2025 at Instrument No. 20250000010228, Official Records of Rockwall County, Texas, and as filed on June 6, 2025 at Instrument No. 2025-09073, Records of Hunt County, Texas, and available at the Association's office, 1909 Woodall Rodgers Frwy., 2nd Floor, Dallas, TX 75201.

(d) Payment Plan and Policy adopted by the Board of Directors, filed for registration on June 9, 2025 at Instrument No. 20250000010230, Official Records of Rockwall County, Texas, and as filed on June 6, 2025 at Instrument No. 2025-09072, Records of Hunt County, Texas, and available at the Association's office, 1909 Woodall Rodgers Frwy., 2nd Floor, Dallas, TX 75201.

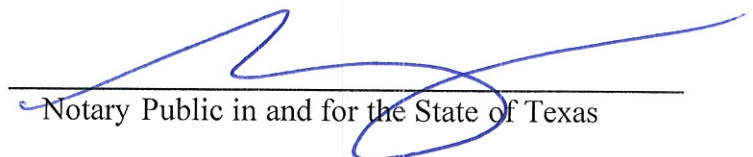
SIGNED this 11th day of June, 2025.

LOS ESTABLOS NEIGHBORHOOD
ASSOCIATION, INC.

By: 
David R. Cragle, Secretary

STATE OF TEXAS §
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The above instrument was acknowledged before me by David R. Cragle, Secretary of LOS ESTABLOS NEIGHBORHOOD ASSOCIATION, INC. on this 11th day of June, 2025.


Notary Public in and for the State of Texas

After Filing Return to:
David R. Cragle, Esq.
1909 Woodall Rodgers Frwy.
2nd Floor
Dallas, TX 75201

