

(To be recorded in Real Property Records of Dallas County, Texas)

Grand Traditions Homeowners Association, Inc.
Property Owners' Association Management Certificate

As Required by Section 209.004, Texas Property Code

This certificate updates and replaces any previously recorded management certificate for this subdivision, such as instruments recorded as Documents 201300392049 and 200503649628

1. Subdivision information. Grand Traditions is an addition to the city of Irving in Dallas County, Texas. The plats are recorded in the Plat Records of Dallas County, Texas as:

- Document 200000869062, recorded on January 18th, 2000.

2. Declaration information. Lots in Grand Traditions are subject to Declaration of Covenants, Conditions and Restrictions for Grand Traditions, recorded on April 16th, 1999, as Document No. 199900542938, Real Property Records, Dallas County Texas, and amended or supplemented as the following:

- First Supplementary Declaration of Covenants and Restrictions: Document 199900560925, recorded on April 30th, 1999.
- Second Supplementary Declaration of Covenants and Restrictions: Document 200000861690, recorded on January 10th, 2000.

3. Name of property owners association. Grand Traditions Homeowners Association, Inc.

4. How to contact the association through its managing agent.

Grand Traditions Homeowners Association, Inc.
c/o FirstService Residential Texas, Inc., a Texas Corporation, d/b/a FirstService Residential
("FirstService Residential")
14951 North Dallas Parkway, Suite 600
Dallas, Texas 75254
Phone: 214-871-9700
Website: www.fsresidential.com
Email Address: Mgmt-CertificateTX@fsresidential.com
Community Website: <https://GrandTraditions.connectresident.com>
Resale Disclosure Package: \$375.00
Homeowner Setup/Unit Transfer: \$250.00

5. Purpose. The purpose of the Property Owners' Association Management Certificate is to provide information sufficient for a title company to correctly identify the subdivision and to contact its governing association. This Management Certificate does not purport to identify every publicly recorded document affecting the subdivision, or to report every piece of information pertinent to the subdivision. No person should rely on this Management Certificate for anything other than instructions for contacting the association in connection with the transfer of title to a home in the subdivision.

Signed this 26 day of August 2021

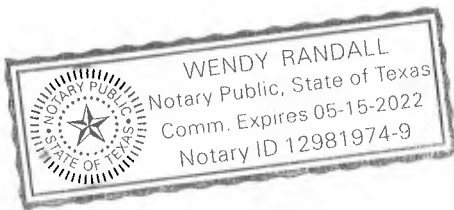
Grand Traditions Association of Homeowners,
Inc., a Texas property owners' association

By: Michelle Malegni

Michelle Malegni, Vice President
FirstService Residential Texas, Managing Agent

THE STATE OF TEXAS
COUNTY OF DALLAS

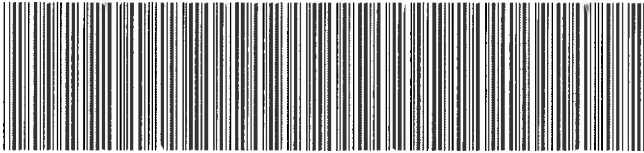
This instrument was acknowledged before me on this 26 day of August 2021 by
Michelle Malegni on behalf of FirstService Residential, Managing Agent of a Texas property owners'
association, on behalf of said association.



Wendy Randall
Notary Public, State of Texas

AFTER RECORDING, PLEASE RETURN TO:

Grand Traditions Association of Homeowners, Inc.
c/o FirstService Residential Texas, Inc., a Texas Corporation, d/b/a FirstService Residential
("FirstService Residential")
14951 North Dallas Parkway, Suite 600
Dallas, Texas 75254



VG-364-2021-202100261064

Dallas County
John F. Warren
Dallas County Clerk

Instrument Number: 202100261064

Real Property Recordings

Recorded On: September 01, 2021 08:56 AM

Number of Pages: 3

" Examined and Charged as Follows: "

Total Recording: \$30.00

***** 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: 202100261064
Receipt Number: 20210901000232
Recorded Date/Time: September 01, 2021 08:56 AM
User: Pamela G
Station: CC30

Record and Return To:

FIRST SERVICE RESIDENTIAL
14951 N DALLAS PARKWAY STE 600
DALLAS TX 75254



STATE OF TEXAS
Dallas County

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 Dallas County, Texas

John F. Warren
Dallas County Clerk
Dallas County, TX