

STATE OF TEXAS §
 §
COUNTY OF ROCKWALL §

**PROPERTY OWNERS' ASSOCIATION MANAGEMENT
CERTIFICATE
FOR
DALTON RANCH OWNERS ASSOCIATION**

This PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE (this "*Certificate*") is made on behalf of DALTON RANCH OWNERS ASSOCIATION, a Texas non-profit corporation (the "*Association*").

WITNESSETH:

WHEREAS, the undersigned, being an officer of Gulf Professional Property Management, Inc., managing agent of Dalton Ranch Owners Association, a non-profit corporation organized and existing under the laws of the State of Texas, the Association has caused this Certificate to be prepared and filed in accordance with the provisions of the Texas Residential Property Owners Protection Act as provided in Section 209.004 of the Texas Property Code. This document supersedes any prior Management Certificate filed by the Association.

NOW, THEREFORE, the undersigned hereby certifies as follows on behalf of the Association:

1. **Name of the Subdivision**. The name of the subdivision which is the subject of the Declaration is Dalton Ranch.
2. **Name and Mailing Address of the Association**. The name of the Association is Dalton Ranch Owners Association, and its mailing address is c/o Gulf PPM, Inc., 5763 State Highway 205, Suite 102-B, Rockwall, Texas 75032.
3. **Recording Data for the Subdivision**. The recording data for Dalton Ranch, an addition to Rockwall County, Texas, according to the final plat thereof recorded in Instrument No. 2006-00364888, Plat Records, Rockwall County, Texas.
4. **Recording Data for the Declaration**. The recording data for the Declaration is as follows: Declaration of Covenants, Conditions and Restrictions for The Preserve recorded under Instrument No. 20070000372481, the Bylaws under Instrument No. 20070000372481, the Articles of Incorporation under Instrument No. 20070000372944, the Payment Application Policy under Instrument No. 20090000412974, the Dedicatory Instruments under Instrument No. 20110000458604, the Resolution Regarding Trash Collection under Instrument No. 20150000015996 , the Resolution Regarding Fine Structure under Instrument No. 20150000015998 , the ARC Guidelines for Portable Buildings under Instrument No. 20180000006132, the ARC Guidelines for Pools, Spas, and Hot Tubs under Instrument No. 20190000022629 , the ARC Committee Policy under Instrument No. 20210000023262, the Security Measure Policy under Instrument No. 20210000023263 , the Collection Policy under Instrument No. 20210000023264 , the Contract for Services and Bidding Policy under Instrument No. 20210000024412 , the Religious Display Policy under Instrument No. 20210000024413, and the Swimming Pool Enclosure Policy under Instrument No. 20210000024414, Official Public Records of Rockwall County,

Texas, and as may further amended and/or supplemented.

5. **Name and Contact Information for the Association or the Managing Agent of the Association.** The Association's managing agent is Gulf PPM, Inc., 5763 State Highway 205, Suite 102-B, Rockwall, Texas 75032, phone number (469) 600-5080, and email CustomerService@GulfPPM.com.

6. **Website.** The Association's website may be found at https://portal.gulpppm.com/home_v2/Login.

7. **Fees Due Upon Property Transfer.** Fees charged relating to a property transfer are as follows:

Description	Fee
Resale Certificate	\$ 375.00
Resale Transfer Fee	\$150.00-\$300.00
Rush Fee (<i>within 24 hrs.</i>)	\$75.00
Resale Certificate Update Fee	\$75.00
New Home Sale Capital Contribution	\$150.00
New Home Sale Reserve Contribution	\$150.00
Resale Home Fee	A one-time contribution to the Association's reserve fund, in the amount of the equivalent of one-half the annual assessment.

8. **Resale Certificates.** Resale Certificates may be requested by contacting the Association c/o Gulf PPM, Inc. via www.GulfPPM.com/ResaleRequests. The telephone number for Gulf PPM, Inc. is (469) 600-5080. Alternatively, you may contact the office for Gulf PPM, Inc. at 5763 State Highway 205, Suite 102-B, Rockwall, Texas 75032.

IN WITNESS WHEREOF, the undersigned has caused this Certificate to be executed on behalf of the Association in compliance with Section 209.004 of the Texas Property Code. This Certificate shall serve to take the place of all Management Certificates previously filed on behalf of the Association.

ASSOCIATION:

**Dalton Ranch
Owners Association**
a Texas non-profit corporation

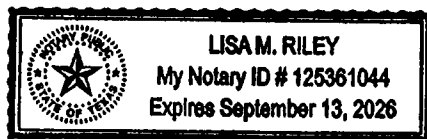
By: Gulf PPM, Inc.,
Its: Managing Agent

By: Charles Lamb
Charles Lamb, President

STATE OF TEXAS §
 §
COUNTY OF ROCKWALL §

This instrument was acknowledged before me on the 25 day of September, 2023, by Charles Lamb, President with Gulf PPM, Inc., the Managing Agent of Dalton Ranch Owners Association, a Texas non-profit corporation.

[Signature]
Notary Public, State of Texas



Electronically Filed and Recorded
Official Public Records
Jennifer Fogg, County Clerk
Rockwall County, Texas
09/26/2023 11:43:09 AM
Fee: \$34.00
20230000016173



Jennifer Fogg