

MANAGEMENT CERTIFICATE

This Management Certificate is recorded pursuant to Section 209.004 of the Texas Property Code.
This amends all prior Management Certificates filed for this Association.

This MANAGEMENT CERTIFICATE (this "Certificate") is made effective as of September 1, 2021 by Estates of Coppell Homeowners Association, Inc., a Texas non-profit corporation (the "Association").

WITNESSETH:

WHEREAS, the Declarant for Estates of Coppell has previously placed of record that certain Declaration of Covenants, Conditions and Restrictions for Estates of Coppell filed of record on or about May 16, 2003 (the "Declaration") and recorded at Volume 2003095, Page 02620 in the Real Property Records of Dallas County, Texas, which Declaration is incorporated herein for all purposes.

WHEREAS, Declarant has created the Association for the benefit of Estates of Coppell.

WHEREAS, the Association was duly formed on May 13, 2003, as Estates of Coppell Homeowners Association, Inc.

WHEREAS, the Association has caused this Certificate to be prepared and filed in accordance with the provisions of the Texas Property Code as provided in Section 209 of the Texas Property Code.

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 subject to the Declaration is Estates of Coppell.
2. Name of the Association. The name of the Association is the Estates of Coppell Homeowners Association, Inc. and is located at Dallas County, Texas. The mailing address for the Association is The MAC Group, 5605 FM 423 Suite 500 PMB #418, Frisco, TX 75036.
3. Recording Data for the Subdivision. The Declaration, Bylaws and Plats to the subdivision and any amendments, supplements and additions thereto have been recorded in the Dallas County Clerk's office.
4. Recording Data for the Declaration. The Declaration for the Association was filed on or about May 16, 2003 (the "Declaration") recorded at Volume 2003095, Page 02620 in the Real Property Records of Dallas County, Texas; which Declaration is incorporated herein for all purposes and any amendments or supplements thereto.

The Declaration was amended as follows:

- On or about September 18, 2012 at Instrument #201200277322.

5. The Name and Mailing Address of Managing Agent. The Association's managing agent is:

The MAC Group
5605 FM 423 Suite 500 PMB #418
Frisco, TX 75036

6. Manager of the Association. The telephone number for the manager of the Association is 469-939-4928 and the email address for the manager of the Association is info@themacgroupco.com.

7. Website for the Association. The website for the Association is https://app.townsq.io/login.

8. Resale Certificates: Resale Certificates may be requested by contacting The MAC Group at resales@themacgroupco.com or by going online to www.homewisedocs.com. The cost of a Resale Certificate is as follows: \$350.00 Resale Fee payable to The MAC Group and \$200.00 Transfer Fee payable to The MAC Group.

IN WITNESS WHEREOF, the undersigned has caused this Certificate to be executed as of the date first above written.

ASSOCIATION:

Estates of Coppell Homeowners Association, Inc., a Texas non-profit corporation

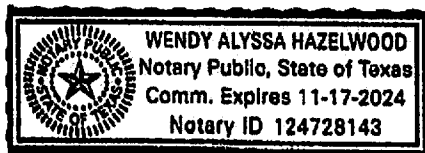
By:

Kathy R. Huff
Authorized Representative for
Estates of Coppell Homeowners Association,
Inc.

THE STATE OF TEXAS §
COUNTY OF DALLAS §

This instrument was acknowledged before me on this 15 day of September, 2021 by Kathy R. Huff Authorized Representative for Estates of Coppell Homeowners Association, Inc., a Texas non-profit corporation, on behalf of such corporation.

Notary Public in and for the State of Texas



Wendy Alyssa Hazelwood
Notary Public Signature

**Dallas County
John F. Warren
Dallas County Clerk**

Instrument Number: 202100299963

eRecording - Real Property

Recorded On: October 07, 2021 03:30 PM

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: 202100299963
Receipt Number: 20211006001044
Recorded Date/Time: October 07, 2021 03:30 PM
User: Detrick R
Station: CC24

Record and Return To:

Simplifile



**STATE OF TEXAS
COUNTY OF DALLAS**

**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

A handwritten signature in black ink, appearing to be "JFW", located to the right of the printed name and title.