

**MANAGEMENT CERTIFICATE FOR  
HOMEOWNERS ASSOCIATION OF VENETIAN LAGUNA AZURE, INC.**

The undersigned hereby provides the following information as required by Texas Property Code Section 209.004.

1. The name of the subdivision is Venetian Laguna Azure.
2. The name of the association is Venetian Laguna Azure Homeowners Association, Inc.
3. The recording data for the subdivision is: Plat of Venetian Laguna Azure Homeowners Association, recorded on March 30, 2023, as Filing Number 804990939 in Volume 5101, Page 147, Plat Record, Collin County, Texas.
4. The Declaration was recorded on March 30, 2023, as Document Number 2023000033043, Real Property Records, Collin County, Texas.
5. The name and mailing address of the association is Venetian Laguna Azure, 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: working capital fee – \$695; convenience fee- \$200; annual membership fee- \$1000; resale certificate package - \$375; amendment to resale certificate - \$75; inspection fee - \$150; transfer fee - \$350; bank owned property package - \$250; tiered rush fee - \$25 - \$150; statement of account fee- \$75 - \$100; statement of account update - \$75 - \$100; 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.

VENETIAN LAGUNA AZURE HOMEOWNERS ASSOCIATION, INC.

EXECUTED this \_\_\_\_ day of April 2023.

By: Guardian Association Management, LLC, Managing Agent

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David Garrett, Agent

THE STATE OF TEXAS           §  
COUNTY OF COLLIN           §

This instrument was acknowledged before me on the \_\_\_\_ day of April, 2023, by David Garrett, President of Guardian Association Management, LLC, Managing Agent of Venetian Laguna Azure Association, Inc., a Texas non-profit corporation, on behalf of said non-profit corporation.

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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