

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 Wellington Run Homeowners Association, Inc., a Texas non-profit corporation (the "Association").

WITNESSETH:

WHEREAS, the Declarant for Wellington Run has previously placed of record that certain Declaration of Covenants, Conditions and Restrictions for Wellington Run filed of record on or about October 21, 2013 (the "Declaration") and recorded at Instrument #201300328545 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 Wellington Run.

WHEREAS, the Association was duly formed on November 21, 2013, as Wellington Run 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 Wellington Run.
2. Name of the Association. The name of the Association is the Wellington Run 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 October 21, 2013 (the "Declaration") recorded at Instrument #201300328545 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 November 26, 2013 at Instrument #201300328545.

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@themacgroup.com.

7. Website for the Association. The website for the Association is www.homewisedocs.com.

8. Resale Certificates: Resale Certificates may be requested by contacting The MAC Group at resales@themacgroup.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 as well as an additional \$325.00 Working Cap Fee payable to Wellington Run.

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

ASSOCIATION:

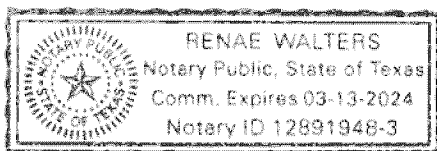
Wellington Run Homeowners Association, Inc., a Texas non-profit corporation

By: Joel H. Mathis
Authorized Representative for
Wellington Run Homeowners Association, Inc.

THE STATE OF TEXAS §
COUNTY OF DALLAS §

This instrument was acknowledged before me on this 31 day of August, 2021 by Joel Mathis, Authorized Representative for Wellington Run Homeowners Association, Inc., a Texas non-profit corporation, on behalf of such corporation.

Notary Public in and for the State of Texas



Renae Walters
Notary Public Signature

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

Instrument Number: 202100261862

eRecording - Real Property

Recorded On: September 01, 2021 11:42 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: 202100261862
Receipt Number: 20210901000645
Recorded Date/Time: September 01, 2021 11:42 AM
User: Thelma B
Station: CC17

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