

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

**PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE FOR
SUTTON PLACE HOMEOWNERS ASSOCIATION**

This MANAGEMENT CERTIFICATE (this "*Certificate*") is made on behalf of SUTTON PLACE HOMEOWNERS ASSOCIATION, a Texas non-profit corporation (the "*Association*").

W I T N E S S E T H :

WHEREAS, the undersigned, being an officer of Gulf Professional Property Management, Inc., ("Gulf PPM") managing agent of Sutton Place Homeowners 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 Highgate Addition.

2. **Name and Mailing Address of the Association.** The name of the Association is Sutton Place Homeowners Association, and its mailing address is c/o Gulf PPM, 5763 State Highway 205, Suite 102-B, Rockwall, Texas 75032.

3. **Recording Data for the Subdivision.** The recording data for the Sutton Place Homeowners Association, an addition to the City of Garland, Dallas County, Texas, according to the map or plat thereof recorded in Volume 72145, Page 253 of the Real Property Records of Dallas County, Texas.

4. **Recording Data for the Declaration.** The recording data for the Declaration applicable to the Subdivision Development recorded in Volume 72217, Page 167, and the Declaration of Covenants, Conditions and Restrictions for Sutton Place Homeowners Association in Instrument No. 2021-202100369868 of the Real Property Records of Dallas County, Texas.

5. **Name and Contact Information for the Association or the Managing Agent of the Association.** The Association's managing agent is Gulf PPM, 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 www.portal.gulfpmm.com.

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

Description	Fee
Resale Certificate	\$ 375.00
Rush Fee (<i>within 24 hours</i>)	\$75.00
Resale Certificate Update Fee	\$75.00

8. **Resale Certificates.** Resale Certificates may be requested by contacting the Association at www.GulfPPM.com/ResaleRequests. The telephone number for Gulf PPM, Inc. is (469) 600-5080.


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:

**SUTTON PLACE HOMEOWNERS
ASSOCIATION**

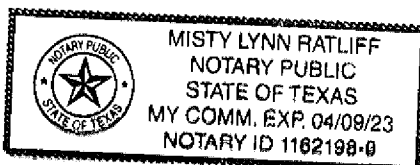
a Texas non-profit corporation

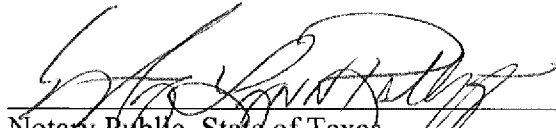
By: Gulf Professional Property
Management, Inc., Managing Agent

By: 
Kris Grooms, Executive Vice President

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This instrument was acknowledged before me on the 26 day of MAY, 2022, by Kris Grooms, Executive Vice President with Gulf Professional Property Management, Inc., the Managing Agent of Sutton Place Homeowners Association, a Texas non-profit corporation.




Notary Public, State of Texas

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

Instrument Number: 202200150072

eRecording - Real Property

Recorded On: May 27, 2022 12:19 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: 202200150072

Receipt Number: 20220527000054

Recorded Date/Time: May 27, 2022 12:19 PM

User: Pamela G

Station: CC22

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", is written over a horizontal line.