

THE STATE OF TEXAS §
 §
COUNTY OF DALLAS §

**MANAGEMENT CERTIFICATE PURSUANT TO
SECTION 209.004 (2021), TEXAS PROPERTY CODE**

PECAN RIDGE ESTATES HOMEOWNERS ASSOCIATION, a Texas Non-profit corporation and property owners association as defined by Chapter 209, Texas Property Code, hereby files this management certificate as required by Section 209.004, Texas Property Code:

1. The name of the subdivision is: Pecan Ridge Estates
2. The name of the association is: Pecan Ridge Estates Homeowners Association, a Texas non-profit association
3. The recording data for the subdivision is:
 - (a) Declaration of Covenants, Conditions and Restrictions of Pecan Ridge Estates, dated December 31, 1991 and recorded in the Real Property Records of Dallas County, Texas at Volume 92009, page 5768.
4. The recording data for the declaration is:
 - (a) Declaration of Covenants, Conditions and Restrictions of Pecan Ridge Estates, dated December 31, 1991 and recorded in the Real Property Records of Dallas County, Texas at Volume 92009, page 5768.
5. The name of the Association is PECAN RIDGE ESTATES HOMEOWNERS ASSOCIATION, and the mailing address of the association is 12222 Merit Drive, Suite 340, Dallas, Texas 75251.
6. The name and the mailing address of the person managing the association or the association's designated representative is: Tom Clark, 12222 Merit Drive, Suite 340, Dallas, Texas 75251, 214-559-4400, tom@cmwattorneys.com
7. Pecan Ridge Estates has fewer than 60 lots, and is therefore not required to, and does not, maintain a website.
8. The service fee charged by the Pecan Ridge Homeowners Association for subdivision information and preparation of resale certificate is \$300.00; and updated Resale Certificate for transfer of a property is: \$75.00
9. Other information the association considers appropriate is:
 - A. Current Bylaws effective as of March 4, 2001, and available from the Pecan Ridge Estates designated representative.

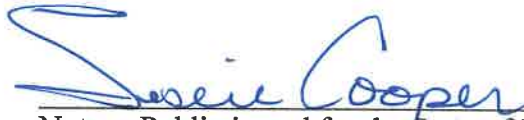
SIGNED this 31st day of December, 2021.

PECAN RIDGE ESTATES HOMEOWNERS
ASSOCIATION, INC.

By: 
Tom Clark, Designated Representative

THE STATE OF TEXAS §
 §
COUNTY OF DALLAS §

The above instrument was acknowledged before me by Tom Clark, Designated Representative of Pecan Ridge Estates Homeowners Association on this 31st day of December, 2021.


Notary Public in and for the State of Texas

After Filing Return to:

Tom Clark
Clark, Malouf & White, LLP
12222 Merit Drive, Suite 340
Dallas, Texas 75251

