

To be recorded in Real Property Records of Smith County, Texas
and Texas Real Estate Commission aka TREC)

Guinn Farms Homeowners Association, Inc.

MANAGEMENT CERTIFICATE

As Required by Section 209.004, Texas Property Code

1. **Name of development:** Guinn Farms Homeowners Association, Inc.
2. **Subdivision information:** Guinn Farms is an addition in Smith County, Texas according to the Final Plat thereof recorded on January 26, 2006, Document Number 2006R0004083, Plat Records, Smith County, Texas.
3. **Declaration information;** Lots in Guinn Farms are subject to the Declaration of Covenants, Conditions, and Restrictions for Guinn Farms Homeowners Association, Inc., recorded on November 9, 2006, as Document Number 2006R00055079, Real Property Records, Smith County, Texas, as it may be amended or supplemented from time to time.
4. **Name of property homeowner's association.** Guinn Farms Homeowners Association, Inc.
5. **How to contact the association through its managing agent.**

SouthPoint Property Management, Inc.
17968 FM 2493 #17
Flint, TX 75762

Phone: (903) 521-3121
Email: resale@southpointpm.com
Website: southpointpm.com
6. **Other information the association considers appropriate.** *Transfer Fee for Resale Certificate. \$375*

DATED Effective as of August 31, 2021

Guinn Farms Homeowners Association, Inc.
a Texas nonprofit corporation

By: Steven Cottrell
Name: Steven Cottrell
Title: Board President

STATE OF TEXAS

COUNTY OF SMITH

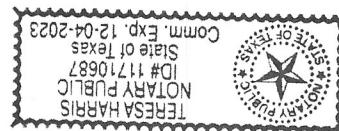
Sworn to and subscribed before me on this 24th day of August, 2021, by Steven Cottrell,
Board President for Guinn Farms Homeowners Association, Inc.

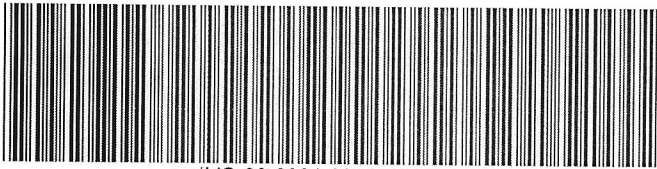
Teresa Harris

NOTARY PUBLIC

AFTER RECORDING, PLEASE RETURN TO:

SouthPoint Property Management, Inc.
17968 FM 2493 #17, Flint, TX 75762





VG-93-2021-202101035761

Smith County
Karen Phillips
Smith County Clerk

Document Number: 202101035761

Real Property Recordings
CERTIFICATE

Recorded On: August 30, 2021 10:09 AM

Number of Pages: 3

Billable Pages: 2

" 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: 202101035761
Receipt Number: 20210830000042
Recorded Date/Time: August 30, 2021 10:09 AM
User: Alma D



STATE OF TEXAS
Smith County

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 Smith County, Texas

Karen Phillips
Smith County Clerk
Smith County, TX