



VG-364-2025-202500205394

Dallas County
John F. Warren
Dallas County Clerk

Instrument Number: 202500205394

Real Property Recordings

Recorded On: September 30, 2025 11:09 AM

Number of Pages: 3

" Examined and Charged as Follows: "

Total Recording: \$29.00

***** 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: 202500205394
Receipt Number: 20250930000465
Recorded Date/Time: September 30, 2025 11:09 AM
User: Pamela G
Station: CC149

Record and Return To:

GUARDIAN ASSOCIATION MGMT
12700 HILLCREST RD STE 234

DALLAS TX 75230



STATE OF TEXAS

Dallas 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 Dallas County, Texas

John F. Warren
Dallas County Clerk
Dallas County, TX

**MANAGEMENT CERTIFICATE FOR
HOMEOWNERS ASSOCIATION OF MAIN STREET COPPELL PROPERTY
OWNERS' ASSOCIATION, INC.**

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

1. The name of the subdivision is Main Street Coppel.
2. The name of the association is Main Street Coppel Property Owners Association, Inc.
3. The recording data for the subdivision is: Plat of Main Street Coppel Owners' Association, recorded on May 15, 2012, as Filing Number 801597363, Plat Record, Dallas County, Texas.
4. The Declaration was recorded on May 4, 2012, as Document Number 201200128399, Real Property Records, Dallas County, Texas. The First Amendment to the Declaration was recorded November 11, 2012, as Document Number 201200331922, Real Property Records, Dallas County, Texas. The Second Amendment to the Declaration was recorded September 19, 2013, as Document Number 201300298420, Real Property Records, Dallas County, Texas. The Third Amendment was recorded March 30, 2015, as Document Number 201500076909, Real Property Records, Dallas County, Texas.
5. The name and mailing address of the association is Main Street Coppel Property Owners' Association, 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 Leanne LaDew; Guardian Association Management, LLC; 972-458-2200; 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.
8. The amount and description of the fee(s) charged by the association relating to a property transfer in the subdivision include: Working Capital – \$200; 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.

MAIN STREET COPPELL PROPERTY OWNERS' ASSOCIATION, INC.

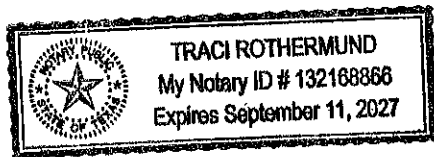
EXECUTED this 7th day of August.

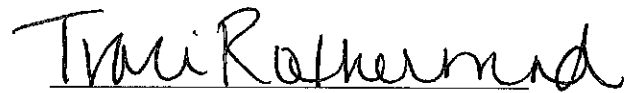
By: Guardian Association Management, LLC, Managing Agent


Leanne LaDew, Agent

THE STATE OF TEXAS §
COUNTY OF DALLAS §

This instrument was acknowledged before me on the 7th day of August 2025, by Leanne LaDew, of Guardian Association Management, LLC, Managing Agent of Main Street Coppell Property Owners' Association, Inc., a Texas non-profit corporation, on behalf of said non-profit corporation.




Notary Public, State of Texas

AFTER RECORDING, PLEASE RETURN TO:

Guardian Association Management
12700 Hillcrest Road, Ste 234
Dallas, TX 75230