

MANAGEMENT CERTIFICATE

Prestonwood #18 HomeOwners Association

The name of the subdivision is Prestonwood No. 18, an Addition to the City of Dallas, Dallas County, Texas according to the Map thereof recorded in Volume 77198, Page 001, Map Records, Dallas County, Texas.

The name of the Association is Prestonwood #18 HomeOwners Association as recorded in Volume 78070, Page 1045 et seq., Volume 79123, page 962 et seq., Volume 9102, Page 1602 et seq., Volume 96063, Page 2995 et seq. of the Deed Records, Dallas County Texas.

The Association is self-managed and the mailing address is P.O. Box 797096 Dallas, TX 75379-7906. There is no "person" or management company managing the Association, it is self-managed by volunteers. <https://pw18hoa.communitysite.com> is the website of the Association. Emails may be sent to pw18hoa@gmail.com. The website is static and unmonitored. The Association neither owns nor maintains any physical building and does not maintain a telephone or have a telephone number. For any requests for re-sale certificates, any email to the Association should be followed up in writing to the mailing address of the Association.

The total reasonable and necessary fee to prepare, assemble, deliver, copy, transmit, review, provide accounting for, and make available documents, and necessary account analysis for the year March 1, 2021 – February 28, 2022 is \$450. The \$450 fee shall remain the same year to year unless an amended management certificate is filed. The information above shall remain effective year to year unless an amended management certificate is filed.

Any purchaser of property within the Association should obtain a title commitment from a competent title company and is advised to have the title commitment and all documents and exceptions reviewed by an attorney. Documents filed of record affect property in the Association.

Annual dues for the Association are mandatory and the Association maintains lien rights as well as collection rights regarding any non-payment or late payments. Delinquent accounts incur interest charges. The Association may incur attorney's fees or other costs for collection which are assessed against a delinquent member when utilized. The fiscal year of the Association is March 1 through the end of February (February 28/29).