

**Denton County
Juli Luke
County Clerk**

Instrument Number: 88147

ERecordings-RP

CERTIFICATE

Recorded On: June 14, 2022 04:15 PM

Number of Pages: 6

" Examined and Charged as Follows: "

Total Recording: \$46.00

******* 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: 88147
Receipt Number: 20220614000623
Recorded Date/Time: June 14, 2022 04:15 PM
User: Linda N
Station: Station 44

Record and Return To:

Simplifile



STATE OF TEXAS
COUNTY OF DENTON

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 Denton County, Texas.

Juli Luke
County Clerk
Denton County, TX

**MANAGEMENT CERTIFICATE FOR
CANYON FALLS MASTER COMMUNITY, INC.**

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

1. The name of the subdivision is Canyon Falls.
2. The name of the association is Canyon Falls Master Community, Inc.
3. The recording data for the subdivision is:
 - a. Record Plat Canyon Falls, Phase 1, filed on January 9, 2014 as Document No. 2014-5 in the Official Public Records of Denton County, Texas;
 - b. Record Plat Canyon Falls, Phase 1, filed on March 6, 2014 as Document No. 2014-84 in the Official Public Records of Denton County, Texas;
 - c. Record Plat Canyon Falls, Phase 1, filed on April 25, 2014 as Document No. 2014-150 in the Official Public Records of Denton County, Texas;
 - d. Record Plat Canyon Falls - Village 13, filed on December 18, 2014 as Document No. 2014-417 in the Official Public Records of Denton County, Texas;
 - e. Record Plat Canyon Falls - Village W4 Phase One, filed on December 29, 2014 as Document No. 2014-425 in the Official Public Records of Denton County, Texas;
 - f. Record Plat Canyon Falls - Village W3 Phase One, filed on December 29, 2014 as Document No. 2014-426 in the Official Public Records of Denton County, Texas;
 - g. Record Plat Canyon Falls - Village W7, filed on February 10, 2015 as Document No. 2015-54 in the Official Public Records of Denton County, Texas;
 - h. Amending Plat Canyon Falls - Village W7, filed on April 24, 2015 as Document No. 2015-157 in the Official Public Records of Denton County, Texas;
 - i. Amending Plat Canyon Falls - Village W3 Phase One, filed on April 24, 2015 as Document No. 2015-155 in the Official Public Records of Denton County, Texas;
 - j. Amending Plat Canyon Falls - Village W4 Phase One, filed on April 24, 2015 as Document No. 2015-156 in the Official Public Records of Denton County, Texas;
 - k. Record Plat Canyon Falls - Village 16B, filed on April 30, 2015 as Document No. 2015-168 in the Official Public Records of Denton County, Texas;
 - l. Final Plat Canyon Falls - Village W1, filed on May 19, 2015 as Document No. 2015-192 in the Official Public Records of Denton County, Texas;

- m. Record Plat Canyon Falls - Village 10A, filed on August 28, 2015 as Document No. 2015-333 in the Official Public Records of Denton County, Texas;
- n. Amending Plat Canyon Falls - Village W4 Phase One, filed on October 1, 2015 as Document No. 2015-394 in the Official Public Records of Denton County, Texas;
- o. Final Plat Canyon Falls - Village W4 Phase Two, filed on December 22, 2015 as Document No. 2015-475 in the Official Public Records of Denton County, Texas;
- p. Final Plat Canyon Falls - Village W3 Phase Two, filed on December 22, 2015 as Document No. 2015-476 in the Official Public Records of Denton County, Texas;
- q. Final Plat Canyon Falls - Village W2 Phase 1, filed on February 8, 2016 as Document No. 2016-59 in the Official Public Records of Denton County, Texas;
- r. Final Plat Canyon Falls - Village E2, filed on May 31, 2016 as Document No. 2016-219 in the Official Public Records of Denton County, Texas;
- s. Record Plat Canyon Falls - Village 6A, filed on May 31, 2016 as Document No. 2016-221 in the Official Public Records of Denton County, Texas;
- t. Record Plat Canyon Falls - Village 6B, filed on May 31, 2016 as Document No. 2016-220 in the Official Public Records of Denton County, Texas;
- u. Record Plat Canyon Falls - Village 14, filed on September 28, 2016 as Document No. 2016-2159 in the Official Public Records of Denton County, Texas;
- v. Record Plat Lot 15R, Block H, Canyon Falls - Village 6A, filed on October 13, 2016 as Document No. 2016-2181 in the Official Public Records of Denton County, Texas;
- w. Final Plat Canyon Falls - Village E1, filed on May 30, 2017 as Document No. 2017-248 in the Official Public Records of Denton County, Texas;
- x. Final Plat Canyon Falls - Village W2 Phase 2, filed on May 30, 2017 as Document No. 2017-250 in the Official Public Records of Denton County, Texas;
- y. Final Plat Canyon Falls - Village E3, filed on June 22, 2017 as Document No. 2017-283 in the Official Public Records of Denton County, Texas;
- z. Record Plat Canyon Falls - Village 18, filed on August 29, 2017 as Document No. 2017-378 in the Official Public Records of Denton County, Texas;
- aa. Record Plat Canyon Falls - Village 8, filed on August 29, 2017 as Document No. 2017-379 in the Official Public Records of Denton County, Texas;
- bb. Final Plat Canyon Falls - Village 7 AR, filed on February 13, 2018 as Document No. 2018-72 in the Official Public Records of Denton County, Texas;

- cc. Final Plat Canyon Falls - Village 8 - AR, filed on February 23, 2018 as Document No. 2018-101 in the Official Public Records of Denton County, Texas;
- dd. Amending Plat Canyon Falls - Village E1, filed on June 15, 2018 as Document No. 2018-267 in the Official Public Records of Denton County, Texas;
- ee. Record Plat Canyon Falls - Village 10B, filed on June 20, 2018 as Document No. 2018-275 in the Official Public Records of Denton County, Texas;
- ff. Final Plat Canyon Falls - Village E4, filed on July 2, 2018 as Document No. 2018-292 in the Official Public Records of Denton County, Texas;
- gg. Record Plat Canyon Falls - Village 4A, filed on August 15, 2018 as Document No. 2018-358 in the Official Public Records of Denton County, Texas;
- hh. Final Plat Canyon Falls Pennington Phase One, filed on December 6, 2018 as Document No. 2018-503 in the Official Public Records of Denton County, Texas;
- ii. Record Plat Lots 7-A & 19X-A, Block XX, Canyon Falls - Village 5, filed on December 20, 2018 as Document No. 2018-519 in the Official Public Records of Denton County, Texas;
- jj. Final Plat Lots 19-A & 20X-A, Block J, Canyon Falls - Village 8-AR, filed on February 12, 2019 as Document No. 2019-64 in the Official Public Records of Denton County, Texas;
- kk. Final Plat Canyon Falls Pennington Phase Two, filed on July 15, 2019 as Document No. 2019-296 in the Official Public Records of Denton County, Texas;
- ll. Final Plat Canyon Falls Pennington Phase Three, filed on September 4, 2019 as Document No. 2019-374 in the Official Public Records of Denton County, Texas;
- mm. Final Plat Canyon Falls - Village 19R, filed on May 15, 2020 as Document No. 2020-151 in the Official Public Records of Denton County, Texas;
- nn. Final Plat Canyon Falls - Village 20 AR, filed on May 15, 2020 as Document No. 2020-150 in the Official Public Records of Denton County, Texas;
- oo. Final Plat Canyon Falls - Village W8 & W9, filed on November 10, 2020 as Document No. 2020-389 in the Official Public Records of Denton County, Texas;
- pp. Final Plat Canyon Falls - Village 10 AR, filed on January 21, 2021 as Document No. 2021-31 in the Official Public Records of Denton County, Texas;
- qq. Record Plat Canyon Falls - Village 15B, filed on March 11, 2021 as Document No. 2021-99 in the Official Public Records of Denton County, Texas;
- rr. Record Plat Canyon Falls - Village 12, filed on May 26, 2021 as Document No. 2021-211 in the Official Public Records of Denton County, Texas;

ss. Record Plat Lots 2A-6A, Block L, Canyon Falls - Village 6A, filed on October 1, 2021 as Document No. 2021-381 in the Official Public Records of Denton County, Texas;

4. The Declaration was recorded on March 4, 2014 as Document No. 2014-18622, Real Property Records, Denton County, Texas.

Amendments to the Declaration were recorded as follows:

a. First Amendment to Master Covenant, filed on November 25, 2015 as Document No. 2015-136068, Real Property Records, Denton County, Texas;

b. Second Amendment to Master Covenant, filed on January 9, 2017 as Document No. 2017-3070, Real Property Records, Denton County, Texas.

5. The name and mailing address of the association is Canyon Falls Master Community, 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 David Garrett; Guardian Association Management, LLC; 972-458-2200; guardian@guardianam.com; 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.canyonfallscommunity.com.

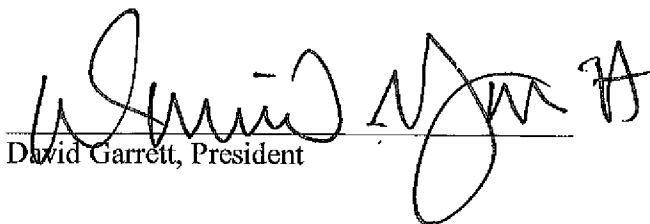
8. The amount and description of the fee(s) charged by the association relating to a property transfer in the subdivision include: \$500.00 working capital contribution; \$275.00 transfer fee; resale certificate package - \$375; amendment to resale certificate - \$75; inspection fee - \$150; transfer fee - \$275; bank owned property package - \$250; tiered rush fee - \$25 - \$150; lender questionnaire fee - \$175 - \$275; statement of account fee \$50 - \$100; TREC form update - \$50 - \$75; CD delivery fee - \$30; credit card payment convenience fee - \$6; shipping fee - up to \$45. Resale and Closing documents can be ordered at www.homewisedocs.com.

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.

CANYON FALLS MASTER COMMUNITY, INC.

EXECUTED this 14th day of June 2022.

By: Guardian Association Management, LLC, Managing Agent

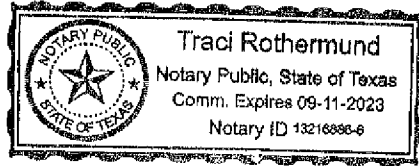

David Garrett, President

THE STATE OF TEXAS

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COUNTY OF DALLAS

This instrument was acknowledged before me on the 14th day of June 2022, by David Garrett, President of Guardian Association Management, LLC, Managing Agent of Canyon Falls Master Community, Inc., a Texas non-profit corporation, on behalf of said non-profit corporation.



Traci Rothermund
Notary Public, State of Texas

AFTER RECORDING, PLEASE RETURN TO:

Julie E. Blend PLLC
3300 Oak Lawn Ave., Suite 403B
Dallas, Texas 75219