

**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;

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](mailto: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](http://www.canyonfallscommunity.com).

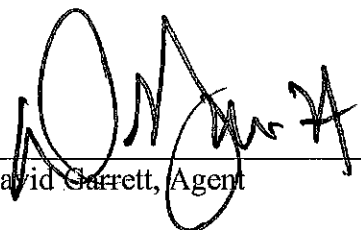
8. The amount and description of the fee(s) charged by the association relating to a property transfer in the subdivision include: \$500.00 working capital contribution; \$275.00 transfer fee; resale certificate package - \$375; amendment to resale certificate - \$75; inspection fee - \$150; transfer fee - \$350; 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.

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 4 day of November 2024.

By: Guardian Association Management, LLC, Managing Agent

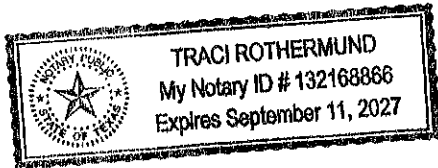
  
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David Garrett, Agent

MANAGEMENT CERTIFICATE -

THE STATE OF TEXAS  
COUNTY OF DALLAS

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This instrument was acknowledged before me on the 4<sup>th</sup> day of November, by David Garrett, 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:

Guardian Association Management  
12700 Hillcrest Road, Suite 234  
Dallas, Texas 75230