

**MANAGEMENT CERTIFICATE FOR
HOMEOWNERS ASSOCIATION OF PHASE II OF SUMMER COVE, INC.**

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

1. The name of the subdivision is Phase II of Summer Cove.
2. The name of the association is Homeowners Association of Phase II of Summer Cove, Inc.
3. The recording data for the subdivision is: Plat of Summer Cove Section Two Addition, recorded on January 13, 1998 as Document Number 1998-23780 in Volume 11, Page 35, Plat Record, Grayson County, Texas.
4. The Declaration was recorded on July 20, 1998 as Instrument Number 1998-37903, Real Property Records, Grayson County, Texas.

Amendments to the Declaration were recorded as follows:

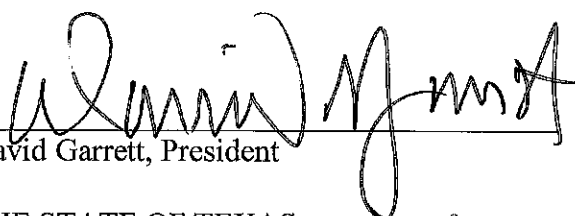
- a. First Amendment to Declaration of Covenants, Conditions and Restrictions for Phase II of Summer Cove, recorded on November 9, 1998 as Instrument Number 1998-47585, Real Property Records, Grayson County, Texas.
 - b. Second Amendment to Declaration of Covenants, Conditions and Restrictions for Phase II of Summer Cove, recorded on May 9, 2012 as Instrument Number 2012-8874, Real Property Records, Grayson County, Texas.
5. The name and mailing address of the association is Homeowners Association of Phase II of Summer Cove, 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.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 fee – two months dues; 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.
 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.

HOMEOWNERS ASSOCIATION OF PHASE II OF SUMMER COVE, INC.

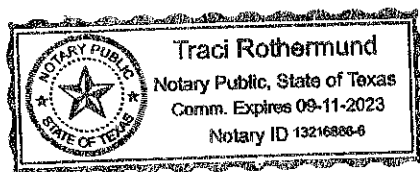
EXECUTED this 10 day of September 2021.


By: Guardian Association Management, LLC, Managing Agent


David Garrett, President

THE STATE OF TEXAS §
COUNTY OF DALLAS §

This instrument was acknowledged before me on the 10th day of September 2021, by David Garrett, President of Guardian Association Management, LLC, Managing Agent of Homeowners Association of Phase II of Summer Cove, Inc., a Texas non-profit corporation, on behalf of said non-profit corporation.




Notary Public, State of Texas

AFTER RECORDING, PLEASE RETURN TO:

Julie E. Blend/Dealey Blend PC
3300 Oak Lawn Ave., Suite 403B
Dallas, Texas 75219