

**MANAGEMENT CERTIFICATE FOR
TOWNHOMES OF CITY PLACE HOMEOWNERS' 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 Townhomes of City Place.
2. The name of the association is Townhomes of City Place Homeowners Association, Inc.
3. The recording data for the subdivision is: Map of Deere Park Addition, recorded on September 28, 2003, at Volume 1, Page 55, Plat Records, Dallas County, Texas.
4. The Declaration was recorded on January 23, 2003, as Instrument Number 200302166503 at Volume 2003015, Page 00008, *et seq.*, Real Property Records, Dallas County, Texas.

Amendments to the Declaration were recorded as follows:

a. First Amendment to the Covenants, Conditions and Restrictions for Townhomes of City Place Homeowners Association, Inc. filed on September 12, 2017, as Document No. 201700256608, Real Property Records, Dallas County, Texas.

5. The name and mailing address of the association is Townhomes of City Place Homeowners 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 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: 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.

TOWNHOMES OF CITY PLACE HOMEOWNERS' ASSOCIATION, INC.

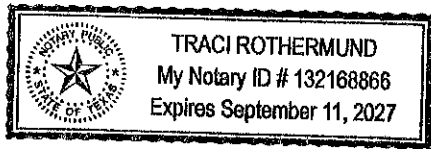
EXECUTED this 17th day of September 2024.

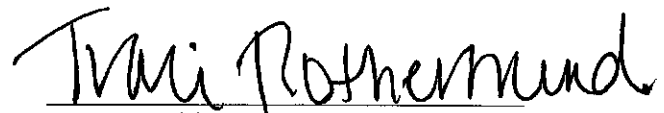
By: Guardian Association Management, LLC, Managing Agent


David Garrett, Agent

THE STATE OF TEXAS §
COUNTY OF DALLAS §

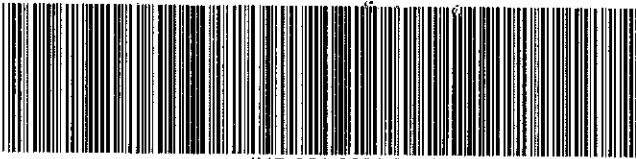
This instrument was acknowledged before me on the 17th day of September 2024, by David Garrett, of Guardian Association Management, LLC, Managing Agent of Townhomes of City Place Homeowners Association, Inc., a Texas non-profit corporation, on behalf of said non-profit corporation.




Notary Public, State of Texas

AFTER RECORDING, PLEASE RETURN TO:

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



VG-364-2024-202400193842

Dallas County
John F. Warren
Dallas County Clerk

✓ Instrument Number: 202400193842

Real Property Recordings

Recorded On: September 25, 2024 11:10 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: 202400193842
Receipt Number: 20240925000323
Recorded Date/Time: September 25, 2024 11:10 AM
User: Pamela G
Station: CC149

Record and Return To:

GUARDIAN ASSOCIATION MANAGEMENT
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