

**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](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.guardianam.com](http://www.guardianam.com).

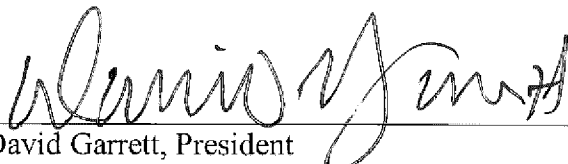
8. The amount and description of the fee(s) charged by the association relating to a property transfer in the subdivision include: resale certificate package - \$375; amendment to resale certificate - \$75; inspection fee - \$150; transfer fee - \$275; bank owned property package - \$250; tiered rush 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.

TOWNHOMES OF CITY PLACE HOMEOWNERS ASSOCIATION, INC.

EXECUTED this 3 day of September 2021.

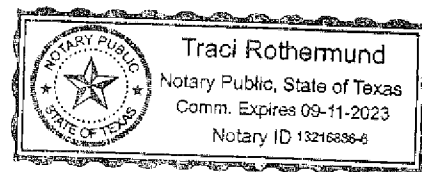
By: Guardian Association Management, LLC, Managing Agent

  
David Garrett, President

THE STATE OF TEXAS           §  
COUNTY OF DALLAS           §

This instrument was acknowledged before me on the 3rd day of September 2021, by David Garrett, President 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:

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

**Dallas County  
John F. Warren  
Dallas County Clerk**

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**Instrument Number:** 202100266073

eRecording - Real Property

**Recorded On:** September 07, 2021 11:57 AM

**Number of Pages:** 3

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**" Examined and Charged as Follows: "**

**Total Recording:** \$30.00

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**\*\*\*\*\* 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:** 202100266073  
**Receipt Number:** 20210903001230  
**Recorded Date/Time:** September 07, 2021 11:57 AM  
**User:** Pamela G  
**Station:** CC30

**Record and Return To:**

Simplifile



**STATE OF TEXAS  
COUNTY OF DALLAS**

**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

A handwritten signature in black ink, appearing to be "JFW", is written over a horizontal line.