



VG-418-2024-6365

Denton County
Juli Luke
County Clerk

Instrument Number: 6365

Real Property Recordings
PROPERTY ASSOC MGMT CERT

Recorded On: January 22, 2024 02:15 PM

Number of Pages: 3

" Examined and Charged as Follows: "

Total Recording: \$33.00

***** THIS PAGE IS PART OF THE INSTRUMENT *****

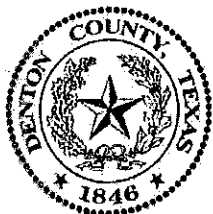
Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 6365
Receipt Number: 20240122000452
Recorded Date/Time: January 22, 2024 02:15 PM
User: William D
Station: Station 8

Record and Return To:

GUARDIAN ASSOCIATION MANAGEMENT LLC
12700 HILLCREST ROAD
DALLAS TX 75230



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
TERRACINA HOMEOWNERS' ASSOCIATION, INC.**

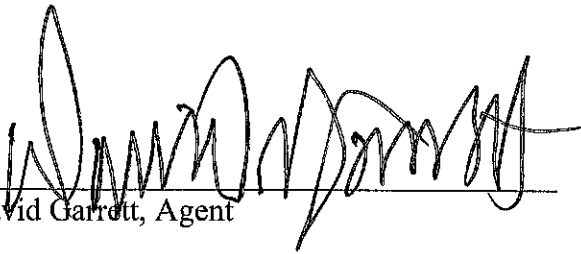
The undersigned hereby provides the following information as required by Texas Property Code Section 209.004.

1. The name of the subdivision is Terracina Homeowners Association.
2. The name of the association is the Terracina Homeowners Association, Inc.
3. The recording data for the subdivision is: Plat Record for Terracina, filed on March 5, 2012, Document No. 201158584 in the Real Property Records of Denton County, Texas.
4. The Declaration was recorded on March 5, 2012, Real Property Records, Tarrant County, Texas.
5. The name and mailing address of the association is Terracina 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:; \$238.00 Working Capital; resale certificate package - \$375; amendment to resale certificate - \$75; 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.

TERRACINA HOMEOWNERS' ASSOCIATION, INC.

EXECUTED this 12 day of December 2023.

By: Guardian Association Management, LLC, Managing Agent




David Garrett, Agent

THE STATE OF TEXAS §
COUNTY OF TARRANT §

This instrument was acknowledged before me on the 12th day of December, 2023, by David Garrett, of Guardian Association Management, LLC, Managing Agent of Terracina Homeowners Association, Inc., a Texas non-profit corporation, on behalf of said non-profit corporation.





Notary Public, State of Texas