

STATE OF TEXAS §
 §
COUNTY OF ROCKWALL §

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05/01/2024 04:10:15 PM
CERTIFICATE
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**PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE
FOR
TOWNSEND VILLAGE HOMEOWNERS
ASSOCIATION, INC.**

This PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE (this "Certificate") is made on behalf of TOWNSEND VILLAGE HOMEOWNERS ASSOCIATION, INC., a Texas non-profit corporation (the "Association").

W I T N E S S E T H :

WHEREAS, the undersigned, being an officer of Gulf Professional Property Management, Inc., managing agent of Townsend Village Homeowners Association, Inc., a non-profit corporation organized and existing under the laws of the State of Texas, the Association has caused this Certificate to be prepared and filed in accordance with the provisions of the Texas Residential Property Owners Protection Act as provided in Section 209.004 of the Texas Property Code. This document supersedes any prior Management Certificate filed by the Association.

NOW, THEREFORE, the undersigned hereby certifies as follows on behalf of the Association:

1. **Name of the Subdivision.** The name of the subdivision which is the subject of the Declaration is Townsend Village.
2. **Name and Mailing Address of the Association.** The name of the Association is Townsend Village Homeowners Association, Inc., and its mailing address is c/o Gulf PPM, Inc., 5763 State Highway 205, Suite 102-B, Rockwall, Texas 75032.
3. **Recording Data for the Subdivision.** The recording data for Townsend Village, an addition to the City of Rockwall, Rockwall County, Texas, according to the map(s) or plat(s) thereof recorded on November 7, 2013, as Instrument No. 20130000499548, of the Official Public Records, Rockwall County, Texas.
4. **Recording Data for the Declaration.** The recording data for the Declaration applicable to the Subdivision Development is as follows: Declaration of Covenants, Conditions, and Restrictions recorded on September 23, 2014, as Instrument No. 20140000013708, and the First Amendment to the Declaration of Covenants, Conditions, and Restrictions recorded on April 29, 2019, as Instrument No. 20190000006471 of the Official Public Records, Rockwall, Texas.
5. **Name and Contact Information for the Association or the Managing Agent of the Association.** The Association's managing agent is Gulf PPM, Inc., 5763 State Highway 205, Suite 102-B, Rockwall, Texas 75032, phone number (469) 600-5080, and email CustomerService@GulfPPM.com.

6. **Website.** The Association's website may be found at www.Portal.GulfPPM.com.

7. **Fees Due Upon Property Transfer.** Fees charged relating to a property transfer are as follows:

Description	Fee
Resale Certificate	\$ 375.00
Transfer Fee	\$75.00
Capital Reserve / Improvement Fee	\$300.00 <i>(Subject of up to 25% increase per year.)</i>

Resale Certificates. Resale Certificates may be requested by contacting the Association c/o Gulf PPM, Inc. via www.GulfPPM.com/ResaleRequests. The telephone number for Gulf PPM, Inc. is (469) 600-5080. Alternatively, you may contact the office for Gulf PPM, Inc. at 5763 State Highway 205, Suite 102-B, Rockwall, Texas 75032.

IN WITNESS WHEREOF, the undersigned has caused this Certificate to be executed on behalf of the Association in compliance with Section 209.004 of the Texas Property Code. This Certificate shall serve to take the place of all Management Certificates previously filed on behalf of the Association.

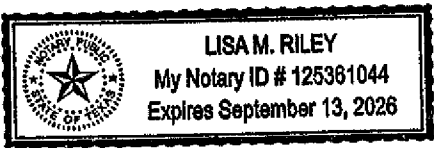
ASSOCIATION:

TOWNSEND VILLAGE HOMEOWNERS ASSOCIATION, INC.,
a Texas non-profit corporation

By: Gulf PPM, Inc.,
Its: Managing Agent
By: Charles Lamb
Charles Lamb, President

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This instrument was acknowledged before me on the 22 day of April, 2024 by Charles Lamb, President with Gulf PPM, Inc., the Managing Agent of Townsend Village Homeowners Association, Inc., a Texas non-profit corporation.



[Signature]
Notary Public, State of Texas

Electronically Filed and Recorded
Official Public Records
Jennifer Fogg, County Clerk
Rockwall County, Texas
05/01/2024 04:10:15 PM
Fee: \$29.00
20240000007537

