

MANAGEMENT CERTIFICATE

This Management Certificate is recorded pursuant to Section 209.004 of the Texas Property Code.
This amends all prior Management Certificates filed for this Association.

This MANAGEMENT CERTIFICATE (this "Certificate") is made effective as of April 7, 2026 by PHOA, Inc. a/k/a The Promontory Homeowners' Association, Inc., a Texas non-profit corporation (the "Association").

WITNESSETH:

WHEREAS, the Declarant for PHOA, Inc. a/k/a The Promontory Homeowners' Association, Inc. has previously placed of record that certain Declaration of Covenants, Conditions and Restrictions for PHOA, Inc. a/k/a The Promontory Homeowners' Association, Inc. filed of record on or about 5/1/1996 (the "Declaration") and recorded at Volume 1112, Page 232 in the Real Property Records of Rockwall County, Texas, which Declaration is incorporated herein for all purposes.

WHEREAS, Declarant has created the Association for the benefit PHOA, Inc. a/k/a The Promontory Homeowners' Association, Inc.

WHEREAS, the Association was duly formed on October 21, 2002, as PHOA, Inc. a/k/a The Promontory Homeowners' Association, Inc.

WHEREAS, the Association has caused this Certificate to be prepared and filed in accordance with the provisions of the Texas Property Code as provided in Section 209.004 of the Texas Property Code.

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 subject to the Declaration is PHOA, Inc. a/k/a The Promontory Homeowners' Association, Inc.
2. Name of the Association. The name of the Association is the PHOA, Inc. a/k/a The Promontory Homeowners' Association, Inc. and is located at Rockwall County, Texas. The mailing address for the Association is c/o Proper HOA Management, LLC, 1202 Richardson Drive, Suite 200, Richardson, TX 75080.
3. Recording Data for the Subdivision. The Declaration, Bylaws and Plats to the subdivision and any amendments, supplements and additions thereto have been recorded in the Rockwall County Clerk's office.
4. Recording Data for the Declaration. The Declaration for the Association was filed on or about 5/1/1996 (the "Declaration") recorded at Volume 1112, Page 232 in the Real Property Records of Rockwall County, Texas; which Declaration is incorporated herein for all purposes and any amendments or supplements thereto.

The Declaration was amended as follows:

- On or about August 24, 2018 at Instrument #20180000015313.

5. The Name and Mailing Address of Association.
PHOA, Inc. a/k/a The Promontory Homeowners' Association, Inc.
c/o Proper HOA Management, LLC
1202 Richardson Drive, Suite 200
Richardson, TX 75080
6. The Name and Mailing Address of Managing Agent. The Association's managing agent is:
Proper HOA Management, LLC
1202 Richardson Drive, Suite 200
Richardson, TX 75080
7. Manager of the Association. The telephone number for the manager of the Association is 214-378-1112 and the email address for the Association is customercare@properhoamanage.com.
8. Website for the Association. The website for the Association is https://properhoamgmt.appfolio.com/oportal/users/log_in.
9. Resale Certificates: Resale Certificates may be requested by contacting Proper HOA Management, LLC at resale@properhoamanage.com or by visiting <https://www.homewisedocs.com/>.
- a. The cost of a Resale Certificate is \$375.00.
 - i. Rush Resale- 1 Business Day: \$350.00, in addition to Resale Fee;
 - ii. Rush Resale- 3 Business Days: \$275.00, in addition to Resale Fee;
 - and
 - iii. Rush Resale- 5 Business Days: \$150.00, in addition Resale Fee.
 - b. Property Transfer Fees Associated with the Transfer of Property within the Community: \$400.00
 - c. Compliance Inspection Fee (if requested): \$120.00

IN WITNESS WHEREOF, the undersigned has caused this Certificate to be executed as of the date first above written.

ASSOCIATION:
PHOA, Inc. a/k/a The Promontory Homeowners'
Association, Inc., a Texas non-profit corporation

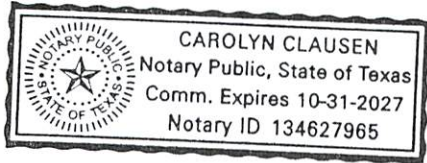
By:




Casey Meyers,
Authorized Representative for
PHOA, Inc. a/k/a The Promontory Homeowners'
Association, Inc.

THE STATE OF TEXAS §
 §
COUNTY OF ROCKWALL §

This instrument was acknowledged before me on this 7 day of April, 2026 by Casey Meyers, Authorized Representative for PHOA, Inc. a/k/a The Promontory Homeowners' Association, Inc., a Texas non-profit corporation, on behalf of such corporation.





Notary Public in and for the State of Texas