

AFTER RECORDING RETURN TO:

Judd A. Austin, Jr., Esq.  
Henry Oddo Austin & Fletcher  
1700 Pacific Avenue  
Suite 2700  
Dallas, Texas 75201

STATE OF TEXAS           §  
                                     §  
COUNTY OF DALLAS    §

**PROPERTY OWNERS' ASSOCIATION  
MANAGEMENT CERTIFICATE FOR  
THE HOMESTEAD HOMEOWNERS' ASSOCIATION**

This MANAGEMENT CERTIFICATE (this "Certificate") is made effective as of January 29, 2025, by The Homestead Homeowners' Association, a Texas non-profit corporation (the "Association").

W I T N E S S E T H

WHEREAS, SUNNYVALE DEVELOPMENT, LTD., a Texas limited partnership ("Development") and HOMESTEAD PARTNERS, LTD., a Texas limited partnership ("Thompson"), (Development and Thompson being sometimes referred to collectively as "Declarants" or individually "Co-Declarant"): has previously placed of record that certain Declarations of Covenants, Conditions and Restrictions for The Homestead Homeowners' Association., dated September 24, 1999 (the "Declaration") recorded in Document No. 199900747718, Official Public Records of Dallas County, Texas.

WHEREAS, 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.

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

1. Name of the Subdivision. The name of the Subdivisions which are subject to the Declaration are set forth in Exhibit A attached hereto.
2. Name of the Association. The name of the Association is The Homestead Homeowners' Association.
3. Recording Data for the Subdivision. Recording data for the Subdivisions are set forth on Exhibit A attached hereto.
  - a. Recording Data for the Declaration. The recording data for the Declaration is Document No. 199900747718, Official Public Records of Dallas County, Texas.

4. recording data for amendments to the Declaration is set forth on Exhibit B attached hereto.
5. Mailing Address of the Association and Contact Information for Managing Agent. The current mailing address for the Association is The Homestead Homeowners' Association, c/o Insight Association Management, 275 West Campbell Road., Suite 620, Richardson, TX 75080. The Association's managing agent is Insight Association Management, 275 W. Campbell Road, Suite 620, Richardson, TX 75080, phone number (214) 494-6002, and email address resales@insightam.com
6. Association Website. The current website for the Association where current versions of the dedicatory instruments are made available is www.homesteadhoa.com
7. Description and Fees Associated to Transfer of Title. The amount and description of fees charged relating to a transfer of title for the Association are set forth in Exhibit C.

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 and serves to take the place of all Management Certificates previously filed by the Association.

ASSOCIATION:

The Homestead Homeowners' Association, a Texas non-profit corporation.

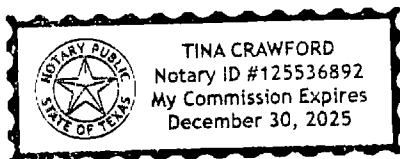
By. 

Bruce Crawford, Managing Agent

THE STATE OF TEXAS   §  
                                      §  
COUNTY OF DALLAS   §

This instrument was acknowledged before me on this 29<sup>th</sup> day of January 2025, by Bruce Crawford, Insight Association Management, Managing Agent for The Homestead Homeowners' Association, a Texas non-profit corporation, on behalf of such corporation.

Notary Public in and for the State of Texas



  
Notary Public Signature

## **Exhibit A**

### **[Recording Data for the Subdivision]**

**Plats of The Homestead Homeowners' Association, recorded in the Map or Plat Records of Dallas County**

Plat for The Homestead Phase 1, recorded on or about January 6, 2000, as Document No. 200000858630 in the Public Records of Dallas County, Texas.

Plat for The Homestead Phase 1 (note on cover page indicates this is amending prior recorded Phase 1 plat), recorded on or about February 15, 2000, as Document No. 200000897217 in the Public Records of Dallas County, Texas.

Plat for The Homestead Phase 1A, recorded on or about December 21, 2001, as Document No. 200101646040 in the Public Records of Dallas County, Texas

Plat for The Homestead Phase 2B, recorded on or about October 28, 2004, as Document No. 200403111157 in the Public Records of Dallas County, Texas.

Plat for The Homestead Phase 2B, recorded on or about November 16, 2006, as Document No. 200600427221 in the Public Records of Dallas County, Texas.

Plat for The Homestead Phase 2C, recorded on or about October 28, 2004, as Document No. 200403111158 in the Public Records of Dallas County, Texas.

Plat for The Homestead Phase 2D South, recorded on or about November 11, 2009, as Document No. 200900319062 in the Public Records of Dallas County, Texas.

Plat for The Homestead Phase 3A, recorded on or about May 4, 2018, as Document No. 201800118752 in the Public Records of Dallas County, Texas.

Plat for The Homestead Phase 3B, recorded on or about July 30, 2020, as Document No. 202000194594 in the Public Records of Dallas County, Texas.

Plat for The Homestead Phase 4, recorded on or about November 16, 2006, as Document No. 200600427221 in the Public Records of Dallas County, Texas.

Plat for The Homestead Phase 5A, recorded on or about April 29, 2015, as Document No. 201500107711 in the Public Records of Dallas County, Texas.

Plat for The Homestead Phase 5B, recorded on or about January 12, 2018, as Document No. 201800011444 in the Public Records of Dallas County, Texas.

Plat for The Homestead Phase 6, recorded on or about March 6, 2017, as Document No. 201700064136 in the Public Records of Dallas County, Texas

## **Exhibit B**

### **[Recording Data for the Declaration]**

Amendments to the Declaration for The Homestead Homeowners' Association, recorded with Dallas County

First Amendment to the Master Declaration of Covenants, Conditions and Restrictions for The Homestead recorded on or about June 30, 2010, as Document No. 201000165049 in the Public Records of Dallas County, Texas.

Second Amendment to the Master Declaration of Covenants, Conditions and Restrictions for The Homestead recorded on or about August 5, 2011, as Document No. 201100205311 in the Public Records of Dallas County, Texas.

Third Amendment to the Master Declaration of Covenants, Conditions and Restrictions for The Homestead recorded on or about October 26, 2016, as Document No. 201600300701 in the Public Records of Dallas County, Texas.

Supplemental Declaration to the Master Declaration of Covenants, Conditions and Restrictions for The Homestead Phase I recorded on or about September 30, 1999, as Document No. 199900754398 in the Public Records of Dallas County, Texas.

Supplemental Declaration to the Master Declaration of Covenants, Conditions and Restrictions for The Homestead Phase I recorded on or about November 5, 1999, as Document No. 199900798233 in the Public Records of Dallas County, Texas.

Supplemental Declaration to the Master Declaration of Covenants, Conditions and Restrictions for The Homestead Phase 1A recorded on or about December 13, 2001, as Document No. 200101636273 in the Public Records of Dallas County, Texas.

Supplemental Declaration to the Master Declaration of Covenants, Conditions and Restrictions for The Homestead Phase 2B and 2C recorded on or about January 23, 2004, as Document No. 200402744791 in the Public Records of Dallas County, Texas.

Supplemental Declaration to the Master Declaration of Covenants, Conditions and Restrictions for The Homestead Phase 2B and 2C recorded on or about September 21, 1999, as Document No. 199900798233 in the Public Records of Dallas County, Texas.

Supplemental Declaration to the Master Declaration of Covenants, Conditions and Restrictions for The Homestead Phase 2D recorded on or about February 15, 2005, as Document No. 200503243763 in the Public Records of Dallas County, Texas.

## **Exhibit B (Cont'd)**

### **[Recording Data for the Declaration]**

Amendments to the Declaration for The Homestead Homeowners' Association, recorded with Dallas County

Supplemental Declaration to the Master Declaration of Covenants, Conditions and Restrictions for The Homestead Phase 3A recorded on or about May 4, 2018, as Document No. 201800118753 in the Public Records of Dallas County, Texas.

Supplemental Declaration to the Master Declaration of Covenants, Conditions and Restrictions for The Homestead Phase 3B recorded on or about February 10, 2021, as Document No. 202100041966 in the Public Records of Dallas County, Texas.

Supplemental Declaration to the Master Declaration of Covenants, Conditions and Restrictions for The Homestead Phase 5A recorded on or about April 30, 2015, as Document No. 201500109369 in the Public Records of Dallas County, Texas.

Supplemental Declaration to the Master Declaration of Covenants, Conditions and Restrictions for The Homestead Phase 6 recorded on or about February 24, 2017, as Document No. 201700055386 in the Public Records of Dallas County, Texas.

Certificate and Memorandum of Recording of Dedicatory Instruments, recorded on or about April 29, 2024, as Document No. 202400085024 in the Public Records of Dallas County, Texas.

#### **Amendments to Supplemental Declarations**

First Amendment to Supplemental Declaration of Covenants, Conditions and Restrictions for the Homestead Phase 1 recorded on or about October 25, 1999, as Document No. 199900782332 in the Public Records of Dallas County, Texas.

First Supplemental Certificate and Memorandum of Recording of Dedicatory Instruments, recorded on or about May 28, 2024, as Document No. 202400105739 in the Public Records of Dallas County, Texas.

Second Supplemental Certificate and Memorandum of Recording of Dedicatory Instruments, Architectural Guidelines for Construction and Modifications, recorded on or about June 6, 2024, as Document No. 202400111769 in the Public Records of Dallas County, Texas. (V3)

Third Supplemental Certificate and Memorandum of Recording of Dedicatory Instruments, Architectural Guidelines for Construction and Modifications, recorded on or about July 26, 2024, as Document No. 202400149874 in the Public Records of Dallas County, Texas. (V6)

Fourth Supplemental Certificate and Memorandum of Recording of Dedicatory Instruments, Architectural Guidelines for Construction and Modifications, recorded on or about October 9, 2024, as Document No. 202400204517 in the Public Records of Dallas County, Texas. (V9)

Fifth Supplemental Certificate and Memorandum of Recording of Dedicatory Instruments, Policy Regarding the Collection and Payment of Assessments and Other Charges and Fees recorded on or about December 6, 2024, as Document No. 202400247127 in the Public Records of Dallas County, Texas.

## **Exhibit C**

### **[Description and Fees Associated to Transfer of Title]**

#### **Management Fees**

1. Premier Resale Disclosure Bundle (TREC Form, Statement of Account, and Association Documents).....\$450.00
2. Resale Disclosure (TREC Form) and Association Documents.....\$375.00
3. Resale Disclosure Update..... \$75.00
4. Transfer Fee..... \$250.00
5. 5 Day Rush Fee.....\$75.00
6. 3 Day Rush Fee.....\$100.00
7. 1 Day Expedited Rush Fee.....\$200.00
8. Custom Questionnaires.....\$165.00
9. Association Questionnaires.....\$125.00

#### **Association Fees**

1. New Home Capital Improvement Fee.....\$500.00

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

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**Instrument Number:** 202500017841

eRecording - Real Property

Recorded On: January 29, 2025 10:48 AM

Number of Pages: 8

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

Total Recording: \$49.00

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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: 202500017841  
Receipt Number: 20250129000256  
Recorded Date/Time: January 29, 2025 10:48 AM  
User: Tineka S  
Station: Cc102

**Record and Return To:**

CSC Global



**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", located to the right of the printed name and title.