

**MANAGEMENT CERTIFICATE FOR
CROSSWINDS 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 Crosswinds.
2. The name of the association is Crosswinds Homeowners' Association, Inc.
3. The recording data for the subdivision is:
 - a. Plat of Crosswinds Phase One, recorded on January 11, 2017, as Instrument Number 17001539 in the Real Property Records of Hays County, Texas;
 - b. Plat of Crosswinds Phase Two, recorded on April 29, 2019, as Instrument Number 19013720 in the Real Property Records of Hays County, Texas.
4. The Master Declaration was recorded on September 1, 2016, as Instrument Number 16029573, Real Property Records, Hays County, Texas.

Amendments to the Declaration were recorded as follows:

- a. Declaration of Covenants, Conditions and Restrictions for Crosswinds – Phase I, recorded on September 1, 2016, as Instrument Number 16029707, Real Property Records, Hays County, Texas.

5. The name and mailing address of the association is Crosswinds 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.

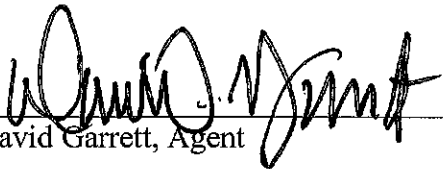
8. The amount and description of the fee(s) charged by the association relating to a property transfer in the subdivision include: resale certificate package - \$375; amendment to resale certificate - \$75; inspection fee - \$150; transfer fee - \$350; bank owned property package - \$250; tiered rush 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.

CROSSWINDS HOMEOWNERS' ASSOCIATION, INC.

EXECUTED this 1st day of October 2024.

By: Guardian Association Management, LLC, Managing Agent



David Garrett, Agent

THE STATE OF TEXAS §
COUNTY OF DALLAS §

This instrument was acknowledged before me on the 1st day of October 2024, by David Garrett, of Guardian Association Management, LLC, Managing Agent of Crosswinds Homeowners' Association, Inc., a Texas non-profit corporation, on behalf of said non-profit corporation.





Notary Public, State of Texas



Hays County

Elaine H. Cárdenas, MBA, PhD, County Clerk
Hays Government Center
712 S. Stagecoach Trail Ste. 2008
San Marcos, Texas 78666
512-393-7330

Receipt: 24-29699

Product	Name	Extended
CERTIFICATE	CERTIFICATE	\$29.00
	# Pages	3
	Document #	24040221
	Document Info:	AAB OPERATING CROSSWINDS
Total		\$29.00
Tender (Check)		\$29.00
Paid By	AAB OPERATING CROSSWINDS	
Check Number	517	
Paid By	AAB OPERATING CROSSWINDS	

Thank You