

**MANAGEMENT CERTIFICATE FOR
5300 GLENCOE PARK RESIDENTIAL COMMUNITY, INC.**

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

1. The name of the subdivision is 5300 Glencoe Park.
2. The name of the association is the 5300 Glencoe Park Residential Community, Inc.
3. The recording data for the subdivision is: Plat Record 5300 Glencoe Park Residential Community, filed on February 23, 2017, File Number 802658473, in the Real Property Records of Dallas County, Texas.
4. The Declaration was recorded on February 23, 2017, Real Property Records, Dallas County, Texas. Amended Declaration of Covenants, Conditions and Restrictions Document No. 201700054874, Official Records of Dallas County, Texas. Community Manual, Document No. 20170058048, Official Records of Dallas County, Texas. Design Guidelines Document No. 201700059320, Official Records of Dallas County, Texas. Adoption of Working Capital Assessment, Document No. 201700063533, Official Records of Dallas County, Texas. Variance Document No. 201700212153. Official Records of Dallas County.
5. The name and mailing address of the association is 5300 Glencoe Park Residential Community 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; 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.

5300 GLENCO PARK RESIDENTIAL COMMUNITY ASSOCIATION, INC.

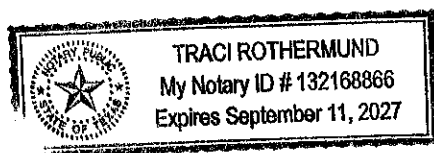
EXECUTED this 19 day of August 2024.


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 19th day of August 2024, by David Garrett, of Guardian Association Management, LLC, Managing Agent of 5300 Glencoe Park Residential Community, Inc., a Texas non-profit corporation, on behalf of said non-profit corporation.




Notary Public, State of Texas

AFTER RECORDING, PLEASE RETURN TO:

Guardian Association Management
12700 Hillcrest Road, Suite 234
Dallas, Texas 75230



VG-364-2024-202400175901

Dallas County
John F. Warren
Dallas County Clerk

✓ Instrument Number: 202400175901

Real Property Recordings

Recorded On: August 30, 2024 11:09 AM

Number of Pages: 3

" Examined and Charged as Follows: "

Total Recording: \$29.00

***** 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: 202400175901
Receipt Number: 20240830000469
Recorded Date/Time: August 30, 2024 11:09 AM
User: Pamela G
Station: CC149

Record and Return To:

GUARDIAN ASSOCIATION MANAGEMENT
12700 HILLCREST RD STE 234

DALLAS TX 75230



STATE OF TEXAS

Dallas County

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