

STATE OF TEXAS

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COUNTY OF HUNT

**PROPERTY OWNERS' ASSOCIATION MANAGEMENT  
CERTIFICATE FOR  
FOX LANDING HUNT HOMEOWNERS ASSOCIATION, INC.**

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

**WITNESSETH:**

**WHEREAS**, the undersigned, being an officer of Gulf Professional Property Management, Inc., managing agent of the above association, 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 and Mailing Address of the Association.** The name of the Association is Fox Landing Hunt Homeowners Association, Inc., and its mailing address is c/o Gulf PPM, Inc., 5763 State Highway 205, Suite 102-B, Rockwall, Texas 75032.

2. **Recording Data for the Subdivision.** The recording data for the subdivision, an addition to Hunt County, Texas, according to the final plat thereof recorded in Instrument No. 2024-22002, Phase 1A, No. 2024-23991, Phase 1B, Plat Records, Hunt, Texas.

3. **Recording Data for the Declaration.** The recording data for the Declaration is recorded under Instrument No. 2025-09677, in the Official Public Records of Hunt County, Texas, and as may further amended and/or supplemented.

4. **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](mailto:CustomerService@GulfPPM.com).

5. **Website.** The Association's website may be found at <https://portal.gulfpmm.com/Login>.

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

Working Capital	\$230.00 - \$500.00
Resale Certificate	\$ 375.00
Resale Transfer Fee	\$150.00-\$300.00
Rush Fee ( <i>within 24 hrs</i> )	\$75.00 - \$150.00
Resale Certificate Update Fee	\$75.00 - \$150.00

7. **Resale Certificates.** Resale Certificates may be requested by contacting the Association c/o Gulf PPM, Inc. via [www.GulfPPM.com/ResaleRequests](http://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:**

**Fox Landing Hunt Homeowners  
Association, Inc.**  
a Texas non-profit corporation

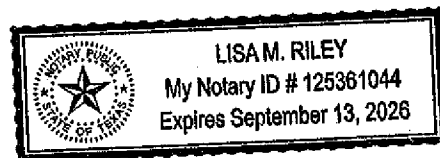
By: Gulf PPM, Inc.,  
Its: Managing Agent

By: Charles Lamb  
Charles Lamb, President

STATE OF TEXAS       §  
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COUNTY OF ROCKWALL §

This instrument was acknowledged before me on the 28<sup>th</sup> day of July, 2025, by Charles Lamb, President with Gulf PPM, Inc., the Managing Agent of Fox Landing Hunt Homeowners Association, Inc., a Texas non-profit corporation.

[Signature]  
Notary Public, State of Texas



**THE STATE OF TEXAS  
COUNTY OF HUNT**

I hereby certify that this instrument was FILED on the  
date and time stamped hereon by me and was duly  
RECORDED in the Records of Hunt County, Texas

2025-13795

07/29/2025 09:46:39 AM



A handwritten signature in black ink, reading "Becky Landrum". The signature is written in a cursive, flowing style.

Becky Landrum, County Clerk  
Hunt, TX