

AFTER RECORDING, RETURN TO:

**Judd A. Austin, Jr.
Henry Oddo Austin & Fletcher, P.C.
1717 Main Street
Suite 4600
Dallas, Texas 75201**

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

**PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE
FOR
P BLUFFS HOMEOWNERS' ASSOCIATION, INC.**

This PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE ("*Certificate*") is made on behalf of P BLUFFS HOMEOWNERS' ASSOCIATION, INC., a Texas non-profit corporation ("*Association*").

WHEREAS, Pioneer Bluffs, L.P., as the Declarant, executed and previously placed of record that certain Declaration of Covenants, Conditions and Restrictions for Pioneer Bluffs on December 18, 2003, under Instrument No. 200302689858 of the Official Public Records of Dallas County, Texas ("*Declaration*") as supplemented or amended, is incorporated herein for all purposes.

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 subdivision which is the subject of the Declaration is Pioneer Bluffs Phase I & II ("*Pioneer Bluffs*").

2. **Name and Mailing Address of the Association.** The name of the Association is P Bluffs Homeowners' Association, Inc. and its mailing address is c/o MAC Group Management Co., 17130 Dallas Pkwy, Ste. 140, Dallas, Texas 75248.

3. **Recording Data for the Subdivision.** The recording data for Pioneer Bluffs, an addition to the City of Balch Springs, Dallas County, Texas, is recorded as Instrument No. Volume 2003033, Page 89 in the Official Public Records of Dallas County, Texas, including all amendments, supplements, and replats thereto.

4. **Recording Data for the Declaration.** The recording data for the Declaration was recorded under Instrument No. 200302689858 along with any and all amendments and supplements recorded in the Official Public Records of Dallas County, Texas.

5. **Name and Contact Information for the Association or the Managing Agent of the Association.** The current mailing address for the Association is c/o MAC Group Management Co., 17130 Dallas Pkwy, Ste. 140, Dallas, Texas 75248, telephone number is (469) 939-4928, and e-mail address is info@themacgroupco.com.

6. **Website.** The Association's website may be found at:
<https://macgrouponline.cincwebaxis.com/>.

7. **Fees Due Upon Property Transfer.** Fees charged relating to a property transfer are:

Type of Property Transfer	Dollar Amount
Transfer Fee (to MAC Group)	\$200.00
Transfer Fee (to the Association)	\$150.00
Working Capital Fee (to the Association)	\$100.00

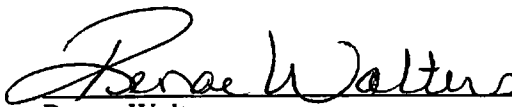
8. **Resale Certificates and Other Information.** Resale Certificates and other information regarding the Association may be requested by contacting the Association c/o MAC Group Management Co., via www.macgrouponline.com. The telephone number for MAC Group is (469) 939-4928. Alternatively, you may contact the office for MAC Group Management Co. at 17130 Dallas Pkwy, Ste. 140, Dallas, Texas 75248 or by e-mail at info@themacgroupco.com. You may also obtain the documentation through <https://www.homewisedocs.com/>.

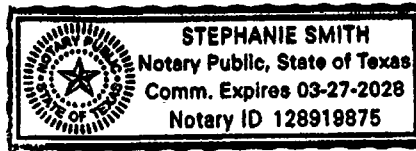
IN WITNESS WHEREOF, the undersigned has caused this Certificate to be executed on behalf of the Association in compliance with Section 209.004 of the Texas Property Code. This Certificate shall serve to take the place of all Management Certificates previously filed on behalf of the Association.

ASSOCIATION:

**P BLUFFS
 HOMEOWNERS' ASSOCIATION, INC.
 a Texas non-profit corporation**

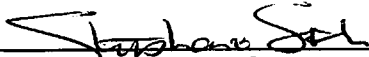
By: MAC Group Management Co.
 Its: Managing Agent

By: 
 Renae Walters
 Its: Chief Operating Officer



STATE OF TEXAS §
 §
COUNTY OF DALLAS §

This instrument was acknowledged before me on the 19 day of MAY 2025, by Renae Walters, Chief Operating Officer with MAC Group Management Co., the Managing Agent of P Bluffs Homeowners' Association, Inc., a Texas non-profit corporation.



Notary Public, State of Texas

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

Instrument Number: 202500114146

eRecording - Real Property

Recorded On: June 03, 2025 10:31 AM

Number of Pages: 4

" Examined and Charged as Follows: "

Total Recording: \$33.00

******* 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: 202500114146
Receipt Number: 20250602000884
Recorded Date/Time: June 03, 2025 10:31 AM
User: Vickey J
Station: Cc131

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