

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 ROCKWALL §

**PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE
FOR
CHANDLERS LANDING COMMUNITY ASSOCIATION, INC.**

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

WITNESSETH:

WHEREAS, Clarke Frates Corporation, a Texas corporation, in its capacity as Declarant, executed and previously placed of record that certain Master Declaration of Covenants and Restrictions for Chandlers Landing, filed for record at Volume 112, Page 546 *et seq.*, of the Real Property Records of Rockwall County, Texas.(the "*Declaration*"), including any amendments thereof or supplements thereto are 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 CHANDLERS LANDING.

2. **Name of the Association.** The name of the Association is CHANDLERS LANDING COMMUNITY ASSOCIATION, INC., a Texas non-profit corporation.

3. **Recording Data for the Subdivision.** The recording data for CHANDLERS LANDING, an addition to the City of Dallas, Rockwall County, Texas, is provided within Exhibit "A".

4. **Recording Data for the Declaration.** The Declaration is recorded as Instrument No. 19740000000397; the Supplementary Declaration is recorded as Instrument 19860000066232; the Notice of Filing of Dedicatory Instruments is recorded as Instrument 473692; the Joint Declaration by Spyglass Hill Condominium Association Phase 3 and Chandlers Landing Community Association recorded as Instrument 20240000001347; the Joint Declaration by Spyglass Hill Condominium Association Phase 1 and Chandlers Landing Community Association recorded as Instrument 20240000001349 in the Official Public Records of Kaufman County, Texas, including all amendments thereof and supplements thereto.

5. **Name and Contact information for the Association.** The current mailing address for the Association is c/o Chandlers Landing, 1 Commodore Plaza, Rockwall, TX 75032, telephone number is (972) 771-1593, and e-mail address is address-hoa@chandlerslanding.org

6. **Website.** The Association's website may be found at Chandlerslanding.org

7. **Fees Due Upon Property Transfer.**

Type of Property Transfer	Dollar Amount
Resale Fee	\$350.00
Transfer Fee	\$225.00
Processing Fee	\$250.00
Owner Information Sheet Fee (if information form is not returned with closing documents to the Association)	\$25.00

8. **Resale Certificates and Other Information.** Resale Certificates and other information regarding the Association may be requested through [HomeWiseDocs: Resale Disclosures and HOA Documents](#).

IN WITNESS WHEREOF, the undersigned has caused this Certificate to be executed on behalf of the Association in compliance with Section 82.116 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:

**CHANDLERS LANDING
COMMUNITY ASSOCIATION, INC.,
a Texas non-profit corporation**



By: Shelley Carstensen

Its: Sr. Community Manager

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

This instrument was acknowledged before me on the 25 day of 11, 2025, by Shelley Carstensen, Sr. Community Manager, on behalf of CHANDLERS LANDING COMMUNITY ASSOCIATION, INC., a Texas non-profit corporation.

Brittany C. Collins
Notary Public, State of Texas

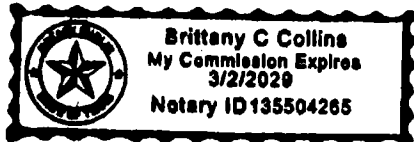


Exhibit "A"

Recording Data for the Subdivision according to the Plat Records of Rockwall County, Texas, including all amendments, supplements, and replats thereto.

CHANDLERS LANDING PHASES 1 – 20

PHASE 1

Document No. 19730000000167

CHANDLERS LANDING PH 1

Document No. 199600001655180

CHANDLERS LANDING PH 1 REPLAT L10 & 11

PHASE 2

Document No. 19730000000168

CHANDLERS LANDING PH 2

Document No. 199900002087580

CHANDLERS LANDING PH 2 REPLAT L24&25

PHASE 3

Document No. 19730000000169

CHANDLERS LANDING PH 3

Document No. 200500003201601

CHANDLERS LANDING PH 3 REPLAT L28&29 BD

PHASE 4

Document No. 19840000000170 – Book A Volume 176

CHANDLERS LANDING PH 4

Document No. 198400000535871 – Book B Volume 161

CHANDLERS LANDING PH 4

MANAGEMENT CERTIFICATE

Document No. 199600001607960

CHANDLERS LANDING PH 4 REPLAT L16&17 BB

Document No. 199700001772141

CHANDLERS LANDING PH 4 REPLAT L11 & 12 BB

Document No. 200300002864481

CHANDLERS LANDING PH 4 REPLAT

Document No. 199900002032281

CHANDLERS LANDING PH 4 REPLAT L8&9 BB

PHASE 5

Document No. 197400000001740

CHANDLERS LANDING PH 5

Document No. 19760000000195

CHANDLERS LANDING PH 5 R S LT 1 C

Document No. 19770000000220

CHANDLERS LANDING PH 5 R

Document No. 19770000000219

CHANDLERS LANDING PH 5 BLK B FR A 1

Document No. 19770000000232

CHANDLERS LANDING PH 5 R

Document No. 19770000000230

CHANDLERS LANDING PH 5 REV R S LT 1

Document No. 19770000000231

CHANDLERS LANDING PH 5 REV R S BLK

PHASE 6

Document No. 197400000001760

CHANDLERS LANDING PH 6 BLK F G H

Document No. 19770000000233

CHANDLERS LANDING PH 6 R S BLKS A 1

Document No. 19790000000319

MANAGEMENT CERTIFICATE

CHANDLERS LANDING PH 6 R S 19F & 1J

Document No. 200000002136850

CHANDLERS LANDING PH 6 REPLAT L4&5 BI

PHASE 7

Document No. 19760000000197

CHANDLERS LANDING PH 7 INST 2

Document No. 19760000000196

CHANDLERS LANDING PH 7 INST 1

Document No. 19760000000214

CHANDLERS LANDING PH 7 INST 2 REV

Document No. 19760000000213

CHANDLERS LANDING PH 7 INST 1 REV

PHASE 8

Document No. 19750000000181

CHANDLERS LANDING PH 8

PHASE 9

Document No. 19750000000182

CHANDLERS LANDING PH 9 SEC 1

Document No. 19780000000284

CHANDLERS LANDING PH 9 SEC 2

Document No. 19820000000019

CHANDLERS LANDING PH 9 SEC 1A

Document No. 19830000000909

CHANDLERS LANDING PH 9 SEC 1A

PHASE 10

Document No. 19750000000183

CHANDLERS LANDING PH 10

MANAGEMENT CERTIFICATE

Document No. 199200001196661

CHANDLERS LANDING PH 10 SEC 1 REPLAT L19&20 BB

PHASE 11

Document No. 19750000000180

CHANDLERS LANDING PH 11

PHASE 12-PHASE 13(Not Found)

PHASE 14

Document No. 198400000471541

CHANDLERS LANDING PH 14

Document No. 198400000545691

CHANDLERS LANDING PH 14

Document No. 198500000613361

CHANDLERS LANDING PH 14 REPLAT

Document No. 199400001468601

CHANDLERS LANDING PH 14 REPLAT L2&3 BA

Document No. 199900002064611

CHANDLERS LANDING PH 14 REPLAT L9&10 BB

Document No. 199900002064620

CHANDLERS LANDING PH 14 REPLAT L6&7

Document No. 200000002162310

CHANDLERS LANDING PH 14 REPLAT L11 12&13 BB

Document No. 200000002290540

CHANDLERS LANDING PH 14 REPLAT

Document No. 200100002314921

CHANDLERS LANDING PH 14 REPLAT L14&15 BB

Document No. 200300002800950

CHANDLERS LANDING PH 14 REPLAT L7&8 BB

Document No. 201000004361161

MANAGEMENT CERTIFICATE

CHANDLERS LANDING PH 14 REPLAT

PHASE 15

Document No. 198700000745031

CHANDLERS LANDING PH 15 REPLAT

Document No. 198700000745020

CHANDLERS LANDING PH 15 REPLAT

Document No. 198700000745050

CHANDLERS LANDING PH 15

Document No. 198700000745040

CHANDLERS LANDING PH 15 REPLAT

Document No. 198700000745010

CHANDLERS LANDING PH 15 REPLAT

Document No. 198700000745001

CHANDLERS LANDING PH 15 REPLAT

Document No. 199400001459221

CHANDLERS LANDING PH 15

PHASE 16

Document No. 198500000635911

CHANDLERS LANDING PH 16 REPLAT

Document No. 199700001698091

CHANDLERS LANDING PH 16 REPLAT L1&2 BD

Document No. 199800001853551

CHANDLERS LANDING PH 16 REPLAT L10&11 BE

Document No. 199900002036991

CHANDLERS LANDING PH 16 REPLAT L1&2 BE

Document No. 200000002196290

CHANDLERS LANDING PH 16 REPLAT BE&F

Document No. 200000002216110

CHANDLERS LANDING PH 16 REPLAT B E & F
MANAGEMENT CERTIFICATE

PHASE 17

Document No. 198500000613371

CHANDLERS LANDING PH 17 REPLAT

Document No. 198700000825011

CHANDLERS LANDING PH 17 REPLAT

Document No. 199100001151361

CHANDLERS LANDING PH 17 REPLAT

Document No. 199100001151351

CHANDLERS LANDING PH 17 REPLAT

Document No. 199400001467841

CHANDLERS LANDING PH 17 REPLAT L15-25 BA

Document No. 199500001494901

CHANDLERS LANDING PH 17 REPLAT L21 BA

Document No. 199600001655191

CHANDLERS LANDING PH 17 REPLAT L1-6 BF

Document No. 200100002355611

CHANDLERS LANDING PH 17 AMEND L11 BA

Document No. 200200002495451

CHANDLERS LANDING PH 17 REPLAT L39&40 BB

Document No. 200200002575060

CHANDLERS LANDING PH 17 REPLAT L21 BA

Document No. 200300002800910

CHANDLERS LANDING PH 17 REPLAT L20 BA

Document No. 200400003190080

CHANDLERS LANDING PH 17 REPLAT

PHASE 18

Document No. 198400000535881

CHANDLERS LANDING PH 18

Document No. 198800000905301

MANAGEMENT CERTIFICATE

CHANDLERS LANDING PH 18 REPLAT

Document No. 198900000930250

CHANDLERS LANDING PH 18 REPLAT

Document No. 199100001151321

CHANDLERS LANDING PH 18 REPLAT L1-10 BA

Document No. 199100001151331

CHANDLERS LANDING PH 18 SEC 2 REPLAT

Document No. 199300001248021

CHANDLERS LANDING PH 18 REPLAT L11-15 BA

Document No. 199400001388431

CHANDLERS LANDING PH 18 REPLAT

Document No. 200600003589371

CHANDLERS LANDING PH 18 REPLAT L17 BB

PHASE 19

Document No. 198500000639981

CHANDLERS LANDING PH 19

Document No. 199600001619530

CHANDLERS LANDING PH 19 REPLAT L7&8 BA

Document No. 199900002004180

CHANDLERS LANDING PH 19 REPLAT L3&4 BA

Document No. 199900002107860

CHANDLERS LANDING PH 19 AMEND L28R BA

PHASE 20

Document No. 198500000613381

CHANDLERS LANDING PH 20

Document No. 200200002580090

CHANDLERS LANDING PH 20 REPLAT L37A

Document No. 200400003075301

CHANDLERS LANDING PH 20 REPLAT L7&8 BB

MANAGEMENT CERTIFICATE

Document No. 200500003201660

CHANDLERS LANDING PH 20 REPLAT L25&26 BA

Document No. 200700003845961

CHANDLERS LANDING PH 20 REPLAT L51 BA

Electronically Filed and Recorded
Official Public Records
Jennifer Fogg, County Clerk
Rockwall County, Texas
11/25/2025 02:40:34 PM
Fee: 65.00
Doc #: 20250000021446



A handwritten signature in cursive script, appearing to read "Jennifer Fogg", is written over the seal.