

**Management Certificate**

This Management Certificate is recorded pursuant to Section 209.004 of the Texas Property Code.  
This amends all prior Management Certificates filed for this Association.

This MANAGEMENT CERTIFICATE (this "Certificate") is made effective as of April 17, 2023 by Wellington Manor Homeowners Association, Inc., a Texas non-profit corporation (the "Association").

**WITNESSETH:**

WHEREAS, the Declarant for Wellington Manor Phase One and Phase Two has previously placed of record that certain Declaration of Covenants, Conditions and Restrictions for Wellington Manor Phase One and Phase Two filed of record on or about February 7, 2020 (the "Declaration") and recorded at Instrument No. 2020-0000002506 in the Real Property Records of Rockwall County, Texas, which Declaration is incorporated herein for all purposes.

WHEREAS, Declarant has created the Association for the benefit of Wellington Manor Phase One and Phase Two.

WHEREAS, the Association was duly formed on March 27, 2020, as Wellington Manor Homeowners Association, Inc.

WHEREAS, the Association has caused this Certificate to be prepared and filed in accordance with the provisions of the Texas Property Code as provided in Section 209 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 subject to the Declaration is Wellington Manor Phase One and Phase Two.
2. Name of the Association. The name of the Association is Wellington Manor Homeowners Association, Inc. and is located at Rockwall County, Texas. The mailing address for the Association is 4Sight Property Management, 4760 Preston Rd., Suite 244-PMB 238, Frisco, TX 75034.
3. Recording Data for the Subdivision. The Declaration, Bylaws and Plats to the subdivision and any amendments, supplements and additions thereto have been recorded in the Rockwall County Clerk's office.
4. Recording Data for the Declaration. The Declaration for the Association was filed on or about February 7, 2020 (the "Declaration") recorded at Instrument No. 2020-0000002506 in the Real Property Records of Rockwall County, Texas; which Declaration is incorporated herein for all purposes and any amendments or supplements thereto.
5. The Name and Mailing Address of Managing Agent. The Association's managing agent is:

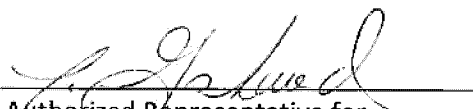
4Sight Property Management  
4760 Preston Rd, Suite 244-238  
Frisco, TX 75034

6. Manager of the Association. The telephone number for the manager of the Association is (469) 287-8583 and the email address for the manager of the Association is [HOAinformation@4SightPM.com](mailto:HOAinformation@4SightPM.com).
7. Website for the Association. The website for the Association is <https://wellingtonmanor.4sightpm.com/>
8. Resale Certificates: Resale Certificates may be requested by contacting 4Sight Property Management at (469) 287-8583. The cost of a Resale Certificate is \$375. The cost for a rush fee is \$150. The cost for a change fee is \$75. The cost of a transfer fee is \$175. The HOA working capital fee is \$250.

IN WITNESS WHEREOF, the undersigned has caused this Certificate to be executed as of the date first above written.

ASSOCIATION:

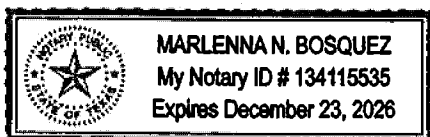
Wellington Manor Homeowners Association, Inc., a Texas non-profit corporation

By:   
Authorized Representative for  
Wellington Manor Homeowners Association, Inc.

THE STATE OF TEXAS           §  
COUNTY OF ROCKWALL       §

This instrument was acknowledged before me on this 25<sup>th</sup> day of April, 2023 by Todd Eischwend, Authorized Representative for Wellington Manor Homeowners Association, Inc., a Texas non-profit corporation, on behalf of such corporation.

Notary Public in and for the State of Texas



  
Notary Public Signature

Electronically Filed and Recorded  
Official Public Records  
Jennifer Fogg, County Clerk  
Rockwall County, Texas  
04/26/2023 10:40:52 AM  
Fee: \$30.00  
20230000006637



