PROPERTY OWNER'S ASSOCIATION MANAGEMENT CERTIFICATE FOR GATEWAY ESTATES HOMEOWNER'S ASSOCIATION, INC

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.

Per Texas Property Code 209.004 "The County Clerk of each county in which a Management Certificate is filed as required by this section shall record the Management Certificate in the real property records of the county and index the document as a "Property Owners' Association Management Certificate"

State of Texas

County of Dallas §

. Name of Subdivision: Gateway Estates

2. Subdivision Location: Dallas

3. Name of Homeowners Association: Gateway Estates Homeowners Association, Inc

4. Recording Data for Association:

Plat map information can be found under Exhibit A under the DCCR's

5. Recording Data for Declaration and any amendments:

DCCR's are recorded under Document Number 2353297 Volume 2003/05 Page 00071 First Amendment to DCCR's is recorded under 200503515809 Second Amendment to DCCR's is recorded under 200600366972 Bylaws are recorded under Volume 2003/05 Page 00108 Amendment to Bylaws recorded under Document No. 20080117681 Supplementary DCCR's Phase 2 is recorded under Document Number 200403096169

6. Other information the Association considered appropriate for the governing, administration or operation of the subdivision and homeowners' association:

Certificate For Recordation is recorded under 201100225667 Certificate Of Filing Is recorded under File Number 800207357

7. Mailing Address and Contact Information for the Association and the Managing Agent:

Spectrum Association Management 17319 San Pedro Ave, #318 San Antonio, TX 78232 contact@spectrumam.com 210-494-0659 www.spectrumam.com/homeowners

- **8.** Fee(s) related to Property Transfer:
 - Administrative Transfer Fee \$200.00

- Resale Package = \$375.00
 - Rush for Resale Package:
 - 1 business day = \$120.00 / 3 business days = \$95.00
 - o Add a Rush to an existing order = \$75.00 + Cost of a Rush
 - Update for Resale Package:
 - 1-14 days = \$15.00 / 15-180 days = \$50.00
- Statement of Account only = \$120.00
 - Rush for Statement of Account only:
 - 1 business day = \$110.00 / 3 business day = \$85.00
 - Update for Statement of Account only:
 - 1-30 days No Cost / 31-45 days = \$50.00 / 46-90 days = \$50.00
- Initiation Fee \$50.00 Article III, Section 3.1

Prospective purchasers are advised to independently examine the Declaration, Bylaws, 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.

The purpose of this certificate is to provide information sufficient for a title company to correctly identify the subdivision and to contact its governing association. This certificate does not purport to identify every publicly recorded document affecting the subdivision, or to report every piece of information pertinent to the subdivision. No person should rely on this certificate for anything other than instructions for contacting the association in connection with the transfer of title to a home in the subdivision. The registered agent for the association is on file with the Texas Secretary of State.

Signed this Sth day of FbNary , 2022.
Gateway Estates Homeowners Association, Inc
BY: MULL WILL
Shelby Welch (of Spectrum Association Management), Managing Agent
State of Texas §
County of Bexar §
This instrument was acknowledged and signed before me on \mathscr{F}
Toleware, 2022 by Shelby Welch, representative of Spectrum Association

Management, the Managing Agent of Gateway Estates Homeowners Association, Inc, on behalf of said association.

Notary Public, State of Texas ling, Return To:

After Recording, Return To: Spectrum Association Management Attn: Transitions 17319 San Pedro Ave., Ste. #318

San Antonio, TX 78232

DENISE J MAHAN

NOTARY PUBLIC

STATE OF TEXAS

NOTARY 10/2 651558-6

Dallas County John F. Warren Dallas County Clerk

Instrument Number: 202200038110

eRecording - Real Property

Recorded On: February 09, 2022 08:43 AM Number of Pages: 3

" Examined and Charged as Follows: "

Total Recording: \$30.00

******* 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: Record and Return To:

Document Number: 202200038110

Receipt Number: 20220209000170

Recorded Date/Time: February 09, 2022 08:43 AM

User: Pamela G Station: CC30



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.

Simplifile

John F. Warren Dallas County Clerk Dallas County, TX