

**PROPERTY OWNERS ASSOCIATION  
MANAGEMENT CERTIFICATE  
FOR  
THE TRAILS HOME OWNERS ASSOCIATION II**

**STATE OF TEXAS**                   §  
  §       **KNOW ALL MEN BY THESE PRESENTS:**  
**COUNTY OF DALLAS**           §

Pursuant to the provisions of Section 209.004 of the Texas Property Code, the undersigned property owners' association hereby records this Property Owners Association Management Certificate for The Trails Home Owners Association II.

1.     The name of the subdivision is The Trails II 3<sup>rd</sup> Installment Phase II.
2.     The name of the association is The Trails Home Owners Association II.
3.     The recording data for the subdivision is as follows:

Subdivision

Recording Data

The Trails 3<sup>rd</sup> Installment Phase II

Volume 78099, Page 1539, Real  
Property Records, Dallas County,  
Texas

4.     The recording data for the declaration and any amendments to the declaration is as follows:

Declaration of Covenants, Conditions and Restrictions [for] The Trails recorded on or about July 2, 1973 at Volume 73132, Page 1279 of the Real Property Records of Dallas County, Texas.

Amendment to Declaration of Covenants, Conditions and Restrictions for The Trails recorded on or about August 13, 1973 at Volume 73158, Page 1589 of the Real Property Records of Dallas County, Texas.

Second Amendment to Declaration of Covenants, Conditions and Restrictions for The Trails recorded on or about March 1, 1977 at Volume 77071, Page 1700 of the Real Property Records of Dallas County, Texas.

Third Amendment to Declaration of Covenants, Conditions and Restrictions for The Trails recorded on or about October 15, 1983 at Volume 86020, Page 2263 of the Real Property Records of Dallas County, Texas.

First Amended and Restated Declaration of Covenants, Conditions and Restrictions [for] The Trails recorded on or about May 14, 1998 at

Instrument No. 199800141762 of the Real Property Records of Dallas County, Texas.

5. The name and mailing address of the association:

The Trails Home Owners Association II  
c/o Board of Directors of The Trails Home Owners Association II  
P.O. Box 495816  
Garland, TX 75049-5816

6. The name, mailing address, telephone number, and e-mail address of the person managing the association or the association's designated representative is as follows:

Jowanna Hill  
c/o Board of Directors of The Trails Home Owners Association II  
P.O. Box 495816  
Garland, TX 75049-5816  
Phone: 214-708-9669  
Email: [board@trailshoa2community.com](mailto:board@trailshoa2community.com)

7. The website address of any Internet website on which the association's dedicatory instruments are available in accordance with Section 207.006 is:

<https://www.trailshoa2community.com/>

8. The amount and description of a fee or fees charged by the association relating to a property transfer in the subdivision is as follows:

Resale Certificate Fee	375.00
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9. Other information the association considers appropriate:

Resale certificates can be requested via email at [board@trailshoa2community.com](mailto:board@trailshoa2community.com) or via the community website.

IN WITNESS WHEREOF, this Property Owners Association Management Certificate is hereby executed by its duly authorized agent on this 13<sup>th</sup> day of November, 2023.

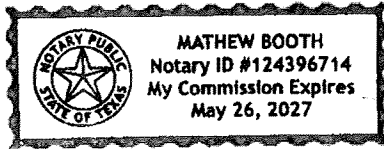
The Trails Home Owners Association II,  
a Texas non-profit corporation


By: Jowanna Hill  
Name: Jowanna Hill  
Title: President

**ACKNOWLEDGMENT**

STATE OF TEXAS       §  
                                  §  
COUNTY OF DALLAS   §

This instrument was acknowledged before me on the 13 day of November, 2023, by Jowanna Hill of The Trails Home Owners Association II, a Texas non-profit corporation, on behalf of said non-profit corporation.



  
\_\_\_\_\_  
Notary Public in and for the State of Texas  
My Commission Expires: 5/26/2027

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

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**Instrument Number:** 202300239493

eRecording - Real Property

Recorded On: November 28, 2023 10:06 AM

Number of Pages: 4

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**" Examined and Charged as Follows: "**

Total Recording: \$34.00

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**\*\*\*\*\* 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: 202300239493  
Receipt Number: 20231127000966  
Recorded Date/Time: November 28, 2023 10:06 AM  
User: Lynn G  
Station: Cc147

**Record and Return To:**

Simplifile



**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

A handwritten signature in black ink, appearing to be "JFW", is written over a horizontal line.