

**MANAGEMENT CERTIFICATE FOR
6600 FOREST ESTATES HOMEOWNERS ASSOCIATION, INC.**

The undersigned hereby provides the following information as required by Texas Property Code Section 209.004.

1. The name of the subdivision is 6600 Forest Estates.
2. The name of the association is 6600 Forest Estates Homeowners Association, Inc.
3. The recording data for the subdivision is:
 - a. Final Plat Crestway Forest Estates No. 2, recorded on March 14, 2016 as Instrument Number 201600069635 in the Plat Records of Dallas County, Texas;
 - b. Final Plat Crestway Forest Estates No. 1, recorded on October 24, 2017 as Instrument Number 20170013989 in the Plat Records of Dallas County, Texas.
4. The Declaration was recorded on February 2, 2016 as Instrument Number 201600027982, Real Property Records, Dallas County, Texas.

Amendments to the Declaration were recorded as follows:

- a. First Amendment to Covenants, Conditions and Restrictions for 6600 Forest Estates Homeowners Association, Inc., recorded on May 18, 2017 as Instrument Number 201700139389, Real Property Records, Dallas County, Texas;
- b. Second Amendment to Covenants, Conditions and Restrictions for 6600 Forest Estates Homeowners Association, Inc., recorded on February 7, 2020 as Instrument Number 202000038192, Real Property Records, Dallas County, Texas.

5. The name and mailing address of the association is 6600 Forest Estates Homeowners Association, Inc., c/o Guardian Association Management, LLC, 12700 Hillcrest Road, Suite 234, Dallas, Texas 75230.

6. The name, mailing address, telephone number, and e-mail address of the person managing the association is David Garrett; Guardian Association Management, LLC; 972-458-2200; guardian@guardianam.com; 12700 Hillcrest Road, Suite 234, Dallas, Texas 75230.

7. The website address of the internet website on which the association's dedicatory instruments are available is www.6600forestestateshoa.com.

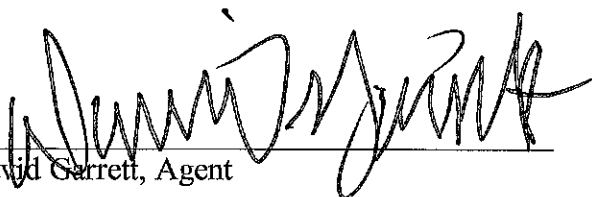
8. The amount and description of the fee(s) charged by the association relating to a property transfer in the subdivision include: capital reserve/improvement fund - \$1,000; resale certificate package - \$375; amendment to resale certificate - \$75; inspection fee - \$150; transfer fee - \$350; bank owned property package - \$250; tiered rush fee - \$25 - \$150; lender questionnaire fee - \$175 - \$275; statement of account fee \$50 - \$100; TREC form update - \$50 - \$75; CD delivery fee - \$30; credit card payment convenience fee - \$6; shipping fee - up to \$45.

9. Prospective purchasers are advised to independently examine the Declaration, By-Laws, 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.

6600 FOREST ESTATES HOMEOWNERS ASSOCIATION, INC.

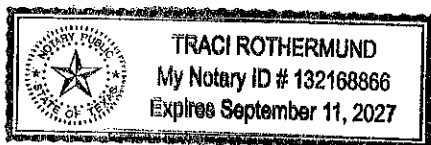
EXECUTED this 8 day of August 2024.

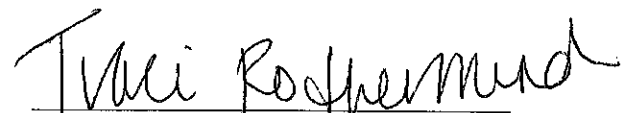
By: Guardian Association Management, LLC, Managing Agent


David Garrett, Agent

THE STATE OF TEXAS §
COUNTY OF DALLAS §

This instrument was acknowledged before me on the 8th day of August 2024, by David Garrett, of Guardian Association Management, LLC, Managing Agent of 6600 Forest Estates Homeowners Association, Inc., a Texas non-profit corporation, on behalf of said non-profit corporation.




Notary Public, State of Texas

AFTER RECORDING, PLEASE RETURN TO:

Guardian Association Management
12700 Hillcrest Road, Ste 234
Dallas, TX 75230



VG-364-2024-202400176968

Dallas County
John F. Warren
Dallas County Clerk

✓ Instrument Number: 202400176968

Real Property Recordings

Recorded On: September 03, 2024 11:33 AM

Number of Pages: 3

" Examined and Charged as Follows: "

Total Recording: \$29.00

***** 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.

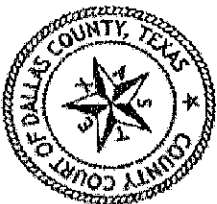
File Information:

Document Number: 202400176968
Receipt Number: 20240903000551
Recorded Date/Time: September 03, 2024 11:33 AM
User: Pamela G
Station: CC149

Record and Return To:

GUARDIAN ASSOCIATION MANAGEMENT
12700 HILLCREST RD STE 234

DALLAS TX 75230



STATE OF TEXAS

Dallas County

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