

**MANAGEMENT CERTIFICATE FOR
THOMPSON FARM 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 Thompson Farm.
2. The name of the association is Thompson Farm Homeowners' Association, Inc.
3. The recording data for the subdivision is: Final Plat Thompson Farms Phase I, recorded on December 31, 2020 as Instrument Number 2020-200, Plat Records, Grayson County, Texas.
4. The Declaration was recorded on February 2, 2021 as Instrument Number 2021-3487, Real Property Records, Grayson County, Texas.
5. The name and mailing address of the association is Thompson Farm 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.guardianam.com.
8. The amount and description of the fee(s) charged by the association relating to a property transfer in the subdivision include: pool cards - \$50; certificate fee for reserve account - \$75; 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.

THOMPSON FARM HOMEOWNERS' ASSOCIATION, INC.

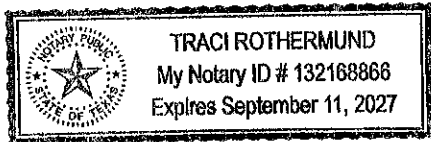
EXECUTED this 10th day of October 2024.


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 10th day of October 2024, by David Garrett, of Guardian Association Management, LLC, Managing Agent of Thompson Farm 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-286-2024-28712

Grayson County
Deana Patterson
County Clerk
Sherman, TX 75090

Instrument Number: 2024 - 28712

Real Property Recordings

Recorded On: October 21, 2024 01:13 PM

Number of Pages: 3

" Examined and Charged as Follows: "

Total Recording: \$19.00

***** THIS PAGE IS PART OF THE INSTRUMENT *****

Any provision herein which restricts the Sale, Rental or use of the described Document because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 28712
Receipt Number: 20241021000131
Recorded Date/Time: October 21, 2024 01:13 PM
User: Kenady P
Station: CCLERK007

Record and Return To:

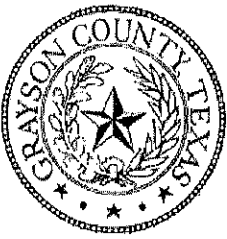
GUARDIAN ASSOCIATION MANAGEMENT LLC
12700 HILLCREST ROAD STE 234
DALLAS TX 75230



STATE OF TEXAS
COUNTY OF GRAYSON

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 Grayson County, Texas.

Deana Patterson
County Clerk
Grayson County, TX



Grayson County Clerk

Deana Patterson
100 W. Houston St
Sherman, TX 75090

Receipt: 20241021000131
Date: 10/21/2024
Time: 01:13PM
By: Kenady P
Station: CCLERK007
Status: ORIGINAL COPY

<u>Seq</u>	<u>Item</u>	<u>Document Description</u>	<u>Number</u>	<u>Number Of</u>	<u>Amount</u>	<u>Serial Number</u>	<u>GF Number</u>
1	Real Property Recordings	NOT IND RP	2024 - 28712	3	\$19.00		

Order Total (1) \$19.00

<u>Seq</u>	<u>Payment Method</u>	<u>Transaction Id</u>	<u>Comment</u>	<u>Total</u>
1	Check	60		\$19.00
Total Payments (1)				\$19.00
Change Due				\$0.00

GUARDIAN ASSOCIATION MANAGEMENT LLC
12700 HILLCREST ROAD STE 234
DALLAS, TX 75230