

AFTER RECORDING, RETURN TO:

Judd A. Austin, Jr.

Henry Oddo Austin & Fletcher, P.C.

1717 Main Street

Suite 4600

Dallas, Texas 75201

STATE OF TEXAS §

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COUNTY OF SMITH §

**PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE
FOR
GARDEN VALLEY ADDITION ASSOCIATION, INC.**

This PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE ("*Certificate*") is made on behalf of GARDEN VALLE ADDITION ASSOCIATION, INC., a Texas non-profit corporation ("*Association*").

WHEREAS, GARDEN VALLEY DEVELOPMENT PARTNERS, LTD., a Texas limited partnership, as the Declarant, executed and previously placed of record that certain Amended and Restated Declaration of Covenants, Conditions, Reservations and Restrictions for Garden Valley Addition, on May 24, 2005, under Instrument No. 2005-R0024716 of the Official Public Records of Smith County, Texas ("*Declaration*") as supplemented or amended, is incorporated herein for all purposes.

WHEREAS, the Association has caused this Certificate to be prepared and filed in accordance with the provisions of the Texas Residential Property Owners Protection Act as provided in Section 209.004 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 the subject of the Declaration is Garden Valley Addition.

2. **Name and Mailing Address of the Association.** The name of the Association is Garden Valley Addition Association, Inc. and its mailing address is c/o AYW Management Company, 5605 FM 423, Ste. 500 # 262, Frisco, Texas 75036.

3. **Recording Data for the Subdivision.** The recording data for Garden Valley Addition, an addition to the City of Lindale, Smith County, Texas, is recorded as Instrument Number 200511000338311, in the Official Public Records of Smith County, Texas, including all amendments, supplements, and replats thereto.

4. **Recording Data for the Declaration.** The recording data for the Declaration is provided within Exhibit "A".

5. **Name and Contact Information for the Association or the Managing Agent of the Association.** The current mailing address for the Association is c/o AYW Management Company, 5605 FM 423, Ste. 500, #262, Frisco, Texas 75036, telephone number is 469-930-3727, and e-mail address is info@aywmanagement.com.

6. **Website.** The Association's website may be found at: <https://ayw.cincwebaxis.com/>

7. **Fees Due Upon Property Transfer.** Fees charged relating to a property transfer are:

Type of Property Transfer	Dollar Amount
Transfer Fee	\$200.00
Resale Fee	\$375.00


8. **Resale Certificates and Other Information.** Resale Certificates and other information regarding the Association may be requested through <https://www.homewisedocs.com/>.

IN WITNESS WHEREOF, the undersigned has caused this Certificate to be executed on behalf of the Association in compliance with Section 209.004 of the Texas Property Code. This Certificate shall serve to take the place of all Management Certificates previously filed on behalf of the Association.

ASSOCIATION:

**GARDEN VALLEY ADDITION
ASSOCIATION, INC.,
a Texas non-profit corporation**

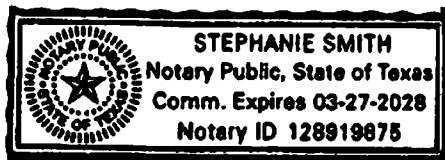
By: AYW Management Company
Its: Managing Agent

By: 
Lonna Blake
Its: Vice President

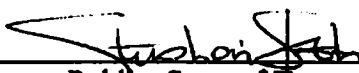
STATE OF TEXAS

COUNTY OF SMITH

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This instrument was acknowledged before me on the 14th day of July, 2025, by Lonna Blake, Vice President with AYW Management Company, the Managing Agent of Garden Valley Addition Association, Inc., a Texas non-profit corporation.



Notary Public, State of Texas

EXHIBIT "A"

Declaration Information

Amended and Restated Declaration of Covenants, Conditions, Reservations and Restrictions for Garden Valley Addition – Recorded on May 24, 2005, as Instrument Number 20050100024716 in the Official Public Records of Smith County, Texas.

First Supplement to the Amended and Restated Declaration of Covenants, Conditions, Reservations and Restrictions for Garden Valley Addition – Recorded on August 12, 2011, as Instrument Number 20110100035645 in the Official Public Records of Smith County, Texas.

First Amendment to the Amended and Restated Declaration of Covenants, Conditions, Reservations and Restrictions for Garden Valley Addition – Recorded on August 30, 2012, as Instrument Number 20120100039243 in the Official Public Records of Smith County, Texas.

Second Amendment to the Amended and Restated Declaration of Covenants, Conditions, Reservations and Restrictions for Garden Valley Addition – Recorded on November 30, 2017, as Instrument Number 20170100048990 in the Official Public Records of Smith County, Texas.

Fourth Amendment to the Amended and Restated Declaration of Covenants, Conditions, Reservations and Restrictions for Garden Valley Addition – Recorded on January 2, 2025, as Instrument Number 202501000148 in the Official Public Records of Smith County, Texas.

**Smith County
Karen Phillips
Smith County Clerk**

Document Number: 202501020749

eRecording - Real Property

CERTIFICATE

Recorded On: July 15, 2025 12:58 PM

Number of Pages: 5

Billable Pages: 4

" Examined and Charged as Follows: "

Total Recording: \$37.00

***** 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: 202501020749

Receipt Number: 20250715000109

Recorded Date/Time: July 15, 2025 12:58 PM

User: Amber M



**STATE OF TEXAS
COUNTY OF SMITH**

**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 Smith County, Texas.**

Karen Phillips
Smith County Clerk
Smith County, TX