

**MANAGEMENT CERTIFICATE FOR
VISTA PARK 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 Vista Park Homeowners Association.
2. The name of the association is VP Homeowners Association, Inc.
3. The recording data for the subdivision is: Plat Record for Vista Park Homeowners Association, Inc., filed on June 5, 2025, File Number 805377614 in the Real Property Records of Wise County, Texas.
4. The Declaration was recorded on June 5, 2025, Real Property Records, Wise County, Texas.
5. The name and mailing address of the association is Vista Park 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 Leanne LaDew; Guardian Association Management, LLC; 972-458-2200; LeanneL@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: resale certificate package \$375; amendment to resale certificate - \$75; \$150- Inspection Fee; transfer fee to Guardian - \$350; transfer fee; bank owned property package - \$250; tiered rush fee - \$25 - \$150; lender questionnaire fee - \$175 - \$275; statement of account fee \$75.00-\$100; statement of account update-\$75.-\$100; 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.

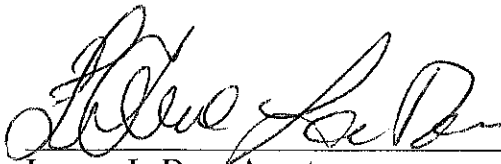
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202514659
10/30/2025 10:19:47 AM Total Pages: 3 Fee: 29.00
Blanca Tuma, County Clerk - Wise County, Texas



VISTA PARK HOMEOWNERS' ASSOCIATION, INC.

EXECUTED this 15th day of October 2025.

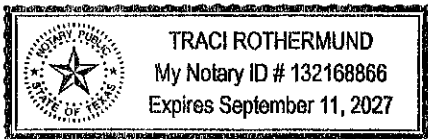
By: Guardian Association Management, LLC, Managing Agent



Leanne LaDew, Agent

THE STATE OF TEXAS §
COUNTY OF WISE §

This instrument was acknowledged before me on the 15th day of October 2025, by Leanne LaDew, of Guardian Association Management, LLC, Managing Agent of Vista Park 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

FILED AND RECORDED

Instrument Number: 202514659

Filing and Recording Date: 10/30/2025 10:19:47 AM Pages: 3 Recording Fee: \$29.00

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the RECORDS of Wise County, Texas.



A handwritten signature in cursive script, reading "Blanca Tuma".

Blanca Tuma, County Clerk
Wise County, Texas

ANY PROVISION CONTAINED IN ANY DOCUMENT WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE REAL PROPERTY DESCRIBED THEREIN BECAUSE OF RACE OR COLOR IS INVALID UNDER FEDERAL LAW AND IS UNENFORCEABLE.. DO NOT DESTROY - This document is part of the Official Record.

Deputy: stovallk