

**MANAGEMENT CERTIFICATE FOR
WELLINGTON OF FLOWER MOUND RESIDENTIAL 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 Wellington of Flower Mound.
2. The name of the association is Wellington of Flower Mound Residential Association, Inc.
3. The recording data for the subdivision is:
 - a. Final Plat of Wetherstone Phase I, Section 1, recorded on January 11, 1993 in Volume I, Page 170 of the Map Records of Denton County, Texas, and the Final Plat of Wetherstone Phase I, Section 2, recorded in Volume I, Page 172 of the Map Records of Denton County, Texas;
 - b. Amended Final Plat Wetherstone Phase I Section 1 Blocks 1, 2, 3, 4, 5, 6 & 7 recorded on February 27, 1995 in Cabinet L, Pages 67-68, Instrument Number 95-R0011618, Map Records, Denton County, Texas;
 - c. Amended Record Plat Wellington of Flower Mound Phase I recorded on July 13, 1995 in Cabinet L, Pages 185-186, Instrument Number 95-R0041526, Map Records, Denton County, Texas;
 - d. Map of Wellington of Flower Mound, Phase 1, recorded on June 11, 1998 in Cabinet O, Slide 369, Instrument Number 98-R0049881, Map Records, Denton County, Texas;
 - e. Replat of Lot 1R-A, Block 1 of Wellington of Flower Mound Phase I, recorded on February 18, 1999 in Cabinet Q, Page 11, Instrument Number 99-R0015327, Map Records, Denton County, Texas;
 - f. Record Plat Wellington Manor, recorded on December 21, 2011, as Instrument Number 2011-217, Map Records, Denton County, Texas.
4. The original declaration was dated December 29, 1992 and recorded on January 11, 1993 in Volume 3423, Page 200, Real Property Records, Denton County, Texas. The Amended and Restated Declaration was recorded on February 1, 1995 as Instrument Number 6513, Real Property Records, Denton County, Texas.

Amendments to the Declaration were recorded as follows:

- a. First Supplement to Amended and Restated Master Declaration of Covenants, Conditions and Restrictions for Wellington of Flower Mound, Denton County, Texas (Wetherstone Phase I, Sections 1 and 2), recorded on February 1, 1995, as Instrument Number 95-R006514, Real Property Records, Denton County, Texas;
- b. First Amendment to the First Supplement to the Amended and Restated Master Declaration of Covenants, Conditions and Restrictions for Wellington of Flower Mound, Denton County, Texas,

recorded on May 15, 1995, as Instrument Number 95-R0028127, Real Property Records, Denton County, Texas;

c. First Annexation to the Amended and Restated Master Declaration of Covenants, Conditions and Restrictions for Wellington of Flower Mound, Denton County, Texas, recorded on March 27, 1996, as Instrument Number 96-R0020380, Real Property Records, Denton County, Texas;

d. First Amendment to the Amended and Restated Master Declaration of Covenants, Conditions and Restrictions for Wellington of Flower Mound, Denton County, Texas, recorded on March 27, 1996, as Instrument Number 96-R0020381, Real Property Records, Denton County, Texas;

e. Second Supplement to Amended and Restated Master Declaration of Covenants, Conditions and Restrictions for Wellington of Flower Mound, Denton County, Texas, recorded on March 27, 1996, as Instrument Number 96-R0020382, Real Property Records, Denton County, Texas;

f. Third Supplement to Amended and Restated Master Declaration of Covenants, Conditions and Restrictions for Wellington of Flower Mound, Denton County, Texas, recorded on March 27, 1996, as Instrument Number 96-R0020383, Real Property Records, Denton County, Texas;

g. Fourth Supplement to Amended and Restated Master Declaration of Covenants, Conditions and Restrictions for Wellington of Flower Mound, Denton County, Texas, recorded on April 19, 1996, as Instrument Number 96-R0026417, Real Property Records, Denton County, Texas;

h. First Amendment to the Second Supplement to the Amended and Restated Master Declaration of Covenants, Conditions and Restrictions for Wellington of Flower Mound, Denton County, Texas, recorded on April 23, 1997, as Instrument Number 97-R0026485, Real Property Records, Denton County, Texas;

i. First Amendment to the Third Supplement to the Amended and Restated Master Declaration of Covenants, Conditions and Restrictions for Wellington of Flower Mound, Denton County, Texas, recorded on April 23, 1997, as Instrument Number 97-R0026486, Real Property Records, Denton County, Texas;

j. Second Annexation to the Amended and Restated Master Declaration of Covenants, Conditions and Restrictions for Wellington of Flower Mound, Denton County, Texas, recorded on March 11, 1998, as Instrument Number 98-R0018765, Real Property Records, Denton County, Texas;

k. Fifth Supplement to Amended and Restated Master Declaration of Covenants, Conditions and Restrictions for Wellington of Flower Mound, Denton County, Texas, recorded on March 11, 1998, as Instrument Number 98-R0018767, Real Property Records, Denton County, Texas;

l. Third Annexation to the Amended and Restated Master Declaration of Covenants, Conditions and Restrictions for Wellington of Flower Mound, Denton County, Texas, recorded on June 10, 1998, as Instrument Number 98-R0049171, Real Property Records, Denton County, Texas;

m. Eighth Supplement to Amended and Restated Master Declaration of Covenants, Conditions and Restrictions for Wellington of Flower Mound, Denton County, Texas, recorded on June 10, 1998, as Instrument Number 98-R0049172, Real Property Records, Denton County, Texas;

- n. Seventh Supplement to Amended and Restated Master Declaration of Covenants, Conditions and Restrictions for Wellington of Flower Mound, Denton County, Texas, recorded on February 17, 1999, as Instrument Number 99-R0014919, Real Property Records, Denton County, Texas;
 - o. Sixth Supplement to Amended and Restated Master Declaration of Covenants, Conditions and Restrictions for Wellington of Flower Mound, Denton County, Texas, recorded on March 1, 1999, as Instrument Number 99-R0019062, Real Property Records, Denton County, Texas;
 - p. Fourth Annexation to the Amended and Restated Master Declaration of Covenants, Conditions and Restrictions for Wellington of Flower Mound, Denton County, Texas, recorded on July 2, 1998, as Instrument Number 98-R0057361, Real Property Records, Denton County, Texas;
 - q. Ninth Supplement to Amended and Restated Master Declaration of Covenants, Conditions and Restrictions for Wellington of Flower Mound, Denton County, Texas, recorded on July 2, 1998, as Instrument Number 98-R0057362, Real Property Records, Denton County, Texas;
 - r. Fifth Annexation to the Amended and Restated Master Declaration of Covenants, Conditions and Restrictions for Wellington of Flower Mound, Denton County, Texas, recorded on May 24, 2001, as Instrument Number 2001-49912, Real Property Records, Denton County, Texas;
 - s. Tenth Supplement to Amended and Restated Master Declaration of Covenants, Conditions and Restrictions for Wellington of Flower Mound, Denton County, Texas (Wellington Phase 9), recorded on May 24, 2001, as Instrument Number 2001-49913, Real Property Records, Denton County, Texas;
 - t. Second Amendment to the Amended and Restated Master Declaration of Covenants, Conditions and Restrictions for Wellington of Flower Mound, Denton County, Texas, recorded on April 26, 2004 as Instrument Number 2004-52740, Real Property Records, Denton County, Texas;
 - u. Amendment to the Amended and Restated Master Declaration of Covenants, Conditions and Restrictions for Wellington of Flower Mound, Denton County, Texas, recorded on September 19, 2006 as Instrument Number 2006-115764, Real Property Records, Denton County, Texas;
 - v. Third Amendment, Sixth Annexation and Eleventh Supplement to the Amended and Restated Master Declaration of Covenants, Conditions and Restrictions for Wellington of Flower Mound, Denton County, Texas (Wellington Manor), recorded on February 14, 2012, as Instrument Number 2012-14654, Real Property Records, Denton County, Texas;
 - w. Third Amendment to the Amended and Restated Master Declaration of Covenants, Conditions, and Restrictions for Wellington of Flower Mound, Denton County, Texas, recorded on February 9, 2016 as Instrument Number 2016-14209, Real Property Records, Denton County, Texas.
5. The name and mailing address of the association is Wellington of Flower Mound Residential 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.wellingtonhoa.net.

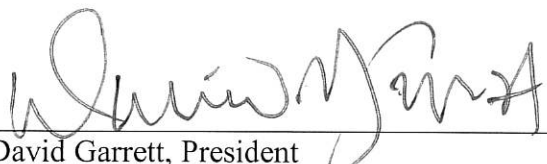
8. The amount and description of the fee(s) charged by the association relating to a property transfer in the subdivision include: conveyance fee - \$200; key fee - \$50; resale certificate package - \$375; amendment to resale certificate - \$75; inspection fee - \$150; transfer fee - \$275; bank owned 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.

WELLINGTON OF FLOWER MOUND RESIDENTIAL ASSOCIATION, INC.

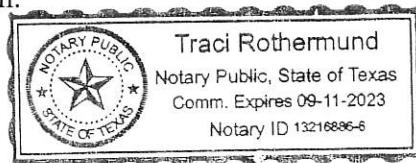
EXECUTED this 16 day of September 2021.


By: Guardian Association Management, LLC, Managing Agent


David Garrett, President

THE STATE OF TEXAS §
COUNTY OF DALLAS §

This instrument was acknowledged before me on the 16th day of September 2021, by David Garrett, President of Guardian Association Management, LLC, Managing Agent of Wellington of Flower Mound Residential Association, Inc., a Texas non-profit corporation, on behalf of said non-profit corporation.




Notary Public, State of Texas

AFTER RECORDING, PLEASE RETURN TO:

Julie E. Blend/Dealey Blend PC
3300 Oak Lawn Ave., Suite 403B
Dallas, Texas 75219

MANAGEMENT CERTIFICATE -