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(To be recorded in Real Property Records of Ellis County, Texas)

Magnolia Farms Homeowners' Association, Inc.
Property Owners' Association Management Certificate

As Required by Section 209.004, Texas Property Code

This certificate updates and replaces any previously recorded management certificate for this subdivision, such as instruments recorded as Documents 2138364, 2107815, 1329884, and 1024891

1. Subdivision information. Magnolia Farms is an addition to the city of Glenn Heights in Ellis County, Texas. The plats are recorded in the Plat Records of Ellis County, Texas as:

- Magnolia Farms Addition, Phase 1 - Slide G, Pages 164 – 166, Plat Records of Ellis County, Texas.

2. Declaration information. Lots in Magnolia Farms are subject to Declaration of Covenants, Conditions and Restrictions for Magnolia Farms, recorded on June 21, 2004, in Volume 2044, Page 1355, Real Property Records, Ellis County Texas.

3. Name of property owners association. Magnolia Farms Homeowners' Association, Inc.

4. How to contact the association through its managing agent.

Magnolia Farms Homeowners' Association, Inc.
c/o FirstService Residential Texas, Inc., a Texas Corporation, d/b/a FirstService Residential
("FirstService Residential")
14951 North Dallas Parkway, Suite 600
Dallas, Texas 75254
Phone: 214-871-9700
Website: www.fsresidential.com
Email Address: Mgmt-CertificateTX@fsresidential.com
Community Website: <https://Magnoliafarms.connectresident.com>
Resale Disclosure Package: \$375.00
Homeowner Setup/Unit Transfer: \$275.00

5. Purpose. The purpose of the Property Owners' Association Management Certificate is to provide information sufficient for a title company to correctly identify the subdivision and to contact its governing association. This Management Certificate does not purport to identify every publicly recorded document affecting the subdivision, or to report every piece of information pertinent to the subdivision. No person should rely on this Management Certificate for anything other than instructions for contacting the association in connection with the transfer of title to a home in the subdivision.

FILED FOR RECORD - ELLIS COUNTY, TEXAS
INST NO. 2204964 FILING DATE/TIME: Feb 07, 2022 at 02:07:00 PM

Signed this 12th day of January 2022

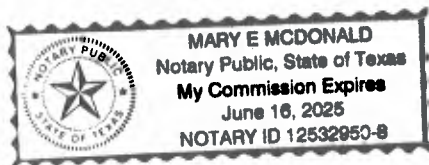
Magnolia Farms Homeowners' Association,
Inc., a Texas property owners' association

By: *Michelle Malegni*

Michelle Malegni, Vice President
FirstService Residential Texas, Managing Agent

THE STATE OF TEXAS
COUNTY OF DALLAS

This instrument was acknowledged before me on this 12 day of January 2022 by
Michelle Malegni on behalf of FirstService Residential, Managing Agent of a Texas property owners'
association, on behalf of said association.



Mary E McDonald
Notary Public, State of Texas

AFTER RECORDING, PLEASE RETURN TO:

Magnolia Farms Homeowners' Association, Inc.
c/o FirstService Residential Texas, Inc., a Texas Corporation, d/b/a FirstService Residential
("FirstService Residential")
14951 North Dallas Parkway, Suite 600
Dallas, Texas 75254