

**MANAGEMENT CERTIFICATE FOR
BROWNSTONES OF LAS COLINAS OWNERS ASSOCIATION, INC.**

The undersigned hereby provides the following information as required by Texas Property Code Section 82.116.

1. The name of the condominium is Brownstones of Las Colinas.
2. The name of the association is Brownstones of Las Colinas Owners Association, Inc.
3. The location of the condominium is: 101 Decker Court, Irving, Texas, 75062, Dallas County, Texas.
4. The Declaration was recorded on December 3, 2015 as Instrument Number 201500319565, Real Property Records, Dallas County, Texas. Amendments to the Declaration were recorded as follows: on November 16, 2016, as Instrument Number 201600331899, on April 4, 2017, as Instrument Number 201700093498, on July 19, 2017, as Instrument Number 201700202071, on June 7, 2018, as Instrument Number 201800149890, on October 30, 2019, as Instrument Number 201900292095, and on July 11, 2020, as Instrument Number 202000176233, all in the Real Property Records, Dallas County, Texas.
5. The name and mailing address of the association is Brownstones of Las Colinas Owners 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 management company for the association is 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.brownstoneslascolinas.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; 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.

BROWNSTONES OF LAS COLINAS OWNERS ASSOCIATION, INC.

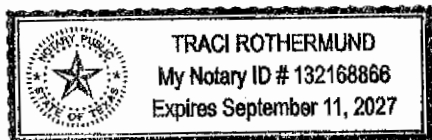
EXECUTED this 29th day of August 2025.

By: Guardian Association Management, LLC, Managing Agent


LeAnne LaDew, Director

THE STATE OF TEXAS §
COUNTY OF DALLAS §

This instrument was acknowledged before me on the 29th day of August 2025, by LeAnne LaDew, Director of Guardian Association Management, LLC, Managing Agent of Brownstones of Las Colinas Owners Association, Inc., a Texas non-profit corporation, on behalf of said non-profit corporation.




Notary Public, State of Texas

**Dallas County
John F. Warren
Dallas County Clerk**

Instrument Number: 202500185117

eRecording - Real Property

Recorded On: September 04, 2025 08:56 AM

Number of Pages: 3

" Examined and Charged as Follows: "

******* 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: 202500185117
Receipt Number: 20250903000498
Recorded Date/Time: September 04, 2025 08:56 AM
User: Roger J
Station: CC150

Record and Return To:

Simplifile



**STATE OF TEXAS
COUNTY OF DALLAS**

**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 Dallas County, Texas.**

John F. Warren
Dallas County Clerk
Dallas County, TX

A handwritten signature in black ink, appearing to be "JFW", written over a horizontal line.