

MALLARD COVE II OWNERS, INC.
MANAGEMENT CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS

KNOW ALL PERSONS BY THESE PRESENTS:

Pursuant to the provisions of Section 209.004 of the Texas Property Code, the undersigned property owner's association hereby records this Management Certificate for Mallard Cove II Owners, Inc.

1. The name of the subdivision is: Mallard Cove II.
2. The name of the Association is: Mallard Cove II Owners, Inc. (the "Association").
3. The recording data for the subdivision is as follows: See (i) Declaration of Covenants, Conditions, and Restrictions of Mallard Cove II, filed of record on February 17, 1984, in Volume 84034, Page 2284, *et seq.*, in the Deed Records of Dallas County, Texas and (ii) Amendment to Declaration of Covenants, Conditions, and Restrictions of Mallard Cove II, filed of record on November 9, 2001, in Volume 2001220, Page 650, *et seq.*, in the Deed Records of Dallas County, Texas.
4. The recording data for the Declaration is as follows: See (i) Declaration of Covenants, Conditions, and Restrictions of Mallard Cove II, filed of record on February 17, 1984, in Volume 84034, Page 2284, *et seq.*, in the Deed Records of Dallas County, Texas and (ii) Amendment to Declaration of Covenants, Conditions, and Restrictions of Mallard Cove II, filed of record on November 9, 2001, in Volume 2001220, Page 650, *et seq.*, in the Deed Records of Dallas County, Texas.
5. Contact Information of the Association:
 Address: Mallard Cove II Owners, Inc., 2541 Mallard Lane, Carrollton, TX 75006
 Phone (972) 695-9925
 Email admin@mallardcove2.org
 Website www.mallardcove2.org (contains copies of Publicly Recorded Documents)
6. The person managing the Association: Robert Dingle, President,
 Address: 2541 Mallard Lane, Carrollton, TX 75006
 Phone (972) 695-9925
 Email admin@mallardcove2.org
7. Other information the Association considers appropriate: (i) See Notice of Filing of Dedicatory Instruments, filed of record on December 30, 2010, at Document Number 201000332889, in the Official Public Records of Dallas County, Texas and (ii) 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 (current fee is \$100 with updated Certificate fee of \$50) and performing a comprehensive physical inspection of the lot/home and common areas, prior to purchase. The Association charges a Transfer fee of \$200.

This Management Certificate is hereby executed by its duly authorized agent on the

_____ 14th _____ day of February _____, 2024.

MALLARD COVE II OWNERS, INC.

By: _____
 Robert Dingle President

Acknowledgment

State of Texas, County of Dallas

This instrument was acknowledged before me on February 14, 2024

by Robert Dingle, the duly authorized agent for Mallard Cove II Owners, Inc.

After Recording, Return to:

Melissa Anderson

Notary Public, State of Texas

Mallard Cove II Owners Inc.
2541 Mallard Lane
Carrollton, TX 75006

