

**MANAGEMENT CERTIFICATE FOR
HERITAGE CROSSING 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 Heritage Crossing at Delaware Creek.
2. The name of the association is Heritage Crossing at Delaware Creek Homeowners Association, Inc.
3. The recording data for the subdivision is:
 - a. Preliminary/Final Plat of Heritage Crossing Phase 1, filed on January 18, 2017 as Instrument Number 201700016438 in the Official Public Records of Dallas County, Texas;
 - b. Amended Plat of Heritage Crossing Phase 1, filed on March 22, 2017 as Instrument Number 201700081316 in the Official Public Records of Dallas County, Texas;
 - c. Preliminary/Final Plat of Heritage Crossing Phase 2, filed on October 18, 2019 as Instrument Number 201900279790 in the Official Public Records of Dallas County, Texas;
4. The Declaration was recorded on April 5, 2016 as Instrument Number 201600088496, Real Property Records, Dallas County, Texas.

Amendments to the Declaration were recorded as follows:

- a. First Amendment to Declaration of Covenants, Conditions and Restrictions for Delaware Creek at Heritage Crossing, recorded on June 9, 2017 as Instrument Number 201700163073, Real Property Records, Dallas County, Texas;
 - b. Supplemental Declaration of Covenants, Conditions and Restrictions for Heritage Crossing at Delaware Creek, recorded on August 22, 2018 as Instrument Number 201800225241, Real Property Records, Dallas County, Texas.
5. The name and mailing address of the association is Heritage Crossing at Delaware Creek 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 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.guardianam.com.
 8. The amount and description of the fee(s) charged by the association relating to a property transfer in the subdivision include: working capital fee - \$445.54; builder's working capital fee -

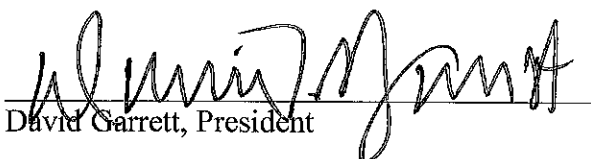
\$200; resale certificate package - \$375; amendment to resale certificate - \$75; inspection fee - \$150; transfer fee - \$275; bank owned property package - \$250; tiered rush fee - \$25 - \$150; lender questionnaire fee - \$175 - \$275; statement of account fee \$50 - \$100; TREC form update - \$50 - \$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.

HERITAGE CROSSING AT DELAWARE CREEK HOMEOWNERS ASSOCIATION, INC.

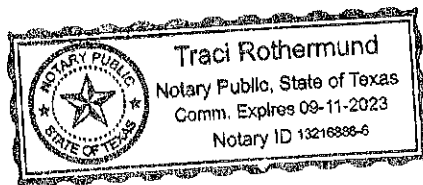
EXECUTED this 7 day of September 2021.

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 7th day of September 2021, by David Garrett, President of Guardian Association Management, LLC, Managing Agent of Heritage Crossing at Delaware Creek 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:

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

MANAGEMENT CERTIFICATE -