

STATE OF TEXAS

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COUNTY OF DALLAS

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**PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE FOR
CHURCHILL POINTE HOMEOWNERS
ASSOCIATION**

This MANAGEMENT CERTIFICATE (this "*Certificate*") is made on behalf of CHURCHILL POINTE HOMEOWNERS ASSOCIATION, a Texas non-profit corporation (the "*Association*").

WITNESSETH:

WHEREAS, the undersigned, being an officer of Gulf Professional Property Management, Inc., ("Gulf PPM") managing agent of Churchill Pointe Homeowners Association, a non-profit corporation organized and existing under the laws of the State of Texas, the Association has caused this Certificate to be prepared and filed in accordance with the provisions of the Texas Residential Property Owners Protection Act as provided in Section 209.004 of the Texas Property Code. This document supersedes any prior Management Certificate filed by the Association.

NOW, THEREFORE, the undersigned hereby certifies as follows on behalf of the Association:

1. **Name of the Subdivision.** The name of the subdivision which is the subject of the Declaration is Churchill Pointe.

2. **Name and Mailing Address of the Association.** The name of the Association is Churchill Pointe Homeowners Association, and its mailing address is c/o Gulf PPM, 5763 State Highway 205, Suite 102-B, Rockwall, Texas 75032.

3. **Recording Data for the Subdivision.** The recording data for Churchill Pointe, an addition to the City of Dallas, Texas, according to the plat thereof recorded under Volume 95058, Page 3127, Real Property Records, Dallas County, Texas. Corrected Plat recorded under Volume 95088, Page 2954, Real Property Records, Dallas County, Texas. Corrected Plat recorded under Volume 97094, Page 58, Real Property Records, Dallas County, Texas. Corrected Plat recorded under Volume 97115, Page 2362, Real Property Records, Dallas County, Texas.

4. **Recording Data for the Declaration.** The recording data for the Declaration is recorded under Volume 95215, Page 581 of the Real Property Records of Dallas County, Texas. The First Amendment to the Declaration is recorded under Volume 96184, Page 58, of the Real Property Records of Dallas County, Texas. The Amended and Restated Declaration is recorded under Volume 2004176, page 6453 of the Real Property Records of Dallas County, Texas. The First Amendment to the Amended and Restated Declaration is recorded under Instrument No. 201700304756 of the Real Property Records of Dallas County, Texas.

5. **Name and Contact Information for the Association or the Managing Agent of the Association.** The Association's managing agent is Gulf PPM, 5763 State Highway 205, Suite

102-B, Rockwall, Texas 75032, phone number (469) 600-5080, and email CustomerService@GulfPPM.com.

6. **Website.** The Association's website may be found at www.portal.gulfppm.com.

7. **Fees Due Upon Property Transfer.** Fees charged relating to a property transfer are as follows:

Description	Fee
Resale Certificate	\$375.00
Transfer Fee	\$150.00
Rush Fee (<i>within 24 hours</i>)	\$75.00
Resale Certificate Update Fee	\$75.00

8. **Resale Certificates.** Resale Certificates may be requested by contacting the Association at www.GulfPPM.com/ResaleRequests. The telephone number for Gulf PPM, Inc. is (469) 600-5080.

IN WITNESS WHEREOF, the undersigned has caused this Certificate to be executed on behalf of the Association in compliance with Section 209.004 of the Texas Property Code and serves to take the place of all Management Certificates previously filed on behalf of the Association.

ASSOCIATION:

**CHURCHILL POINTE HOMEOWNERS
ASSOCIATION**

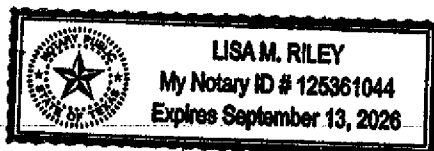
a Texas non-profit corporation

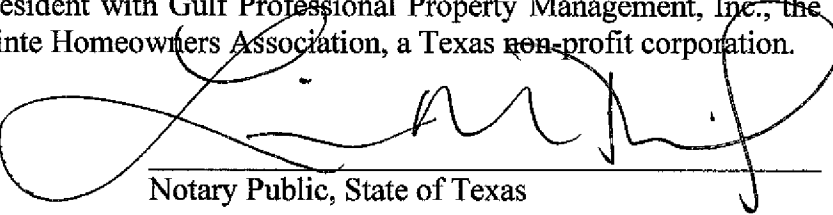
By: Gulf Professional Property
Management, Inc., Managing Agent

By: 
Kris Grooms, Executive Vice President

STATE OF TEXAS §
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COUNTY OF Rockwall §
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This instrument was acknowledged before me on the 2 day of November, 2022 by Kris Grooms, Executive Vice President with Gulf Professional Property Management, Inc., the Managing Agent of Churchill Pointe Homeowners Association, a Texas ~~non~~-profit corporation.




Notary Public, State of Texas

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

Instrument Number: 202200286967

eRecording - Real Property

Recorded On: November 03, 2022 03:17 PM

Number of Pages: 3

" Examined and Charged as Follows: "

Total Recording: \$30.00

******* 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: 202200286967
Receipt Number: 20221103000337
Recorded Date/Time: November 03, 2022 03:17 PM
User: Blanca M
Station: CC04

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", located to the right of the printed name and title.