

PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE
for
PRAIRIE RIDGE HOMEOWNERS ASSOCIATION, INC.

THE STATE OF TEXAS §
 §
COUNTY OF ELLIS §

The undersigned, being the Managing Agent for Prairie Ridge Homeowners Association, Inc., a non-profit corporation ("**Association**") organized and existing under the laws of the State of Texas, submits the following information pursuant to Section 209.004 of the Texas Property Code which supersedes any prior Management Certificate filed by the Association:

1. Name of Subdivision: The name of the subdivision is Prairie Ridge.
2. Name of Association: The name of the Association is Prairie Ridge Homeowners Association, Inc.
3. Recording Data for the Subdivision:
 - a. Prairie Ridge, Phase One (1), a subdivision in Ellis County, Texas according to the map or plat thereof recorded in Volume K, Page 60 of the Plat Records of Ellis County, Texas and all amendments to or replats of said maps or plats, if any.
 - b. Prairie Ridge, Phase Two (2), a subdivision in Ellis County, Texas according to the map or plat thereof recorded in Volume K, Page 284 of the Plat Records of Ellis County, Texas and all amendments to or replats of said maps or plats, if any.
 - c. Prairie Ridge, Phase Three (3), a subdivision in Ellis County, Texas according to the map or plat thereof recorded in Volume L, Page 57 of the Plat Records of Ellis County, Texas and all amendments to or replats of said maps or plats, if any.
 - d. Prairie Ridge, Phase Four (4), a subdivision in Ellis County, Texas according to the map or plat thereof recorded in Volume M, Pages 231-233 of the Plat Records of Ellis County, Texas and all amendments to or replats of said maps or plats, if any.
 - e. Property to be known as Prairie Ridge, Phases 5 and 6 described by metes and bounds in Exhibit "A" attached to the "Annexation and Supplemental Declaration of Covenants, Conditions and Restrictions for Certain Property to be Annexed into Prairie Ridge (The Annexed Property Being Commonly Known as Prairie Ridge, Phases 5 and 6).

- f. Property to be known as Prairie Ridge, Phase 7 described by metes and bounds in Exhibit "A" attached to the "Annexation and Supplemental Declaration of Covenants, Conditions and Restrictions for Certain Property to be Annexed into Prairie Ridge (The Annexed Property Being Commonly Known as Prairie Ridge, Phase 7).

4. Recording Data for the Declaration:*

a. Documents:

- (1) Declaration of Covenants, Conditions and Restrictions for Prairie Ridge.
- (2) First Amendment to Declaration of Covenants, Conditions and Restrictions for Prairie Ridge.
- (3) Second Amendment to Declaration of Covenants, Conditions and Restrictions for Prairie Ridge.
- (4) Annexation and Supplemental Declaration of Covenants, Conditions and Restrictions for Prairie Ridge, Phase 2.
- (5) Annexation and Supplemental Declaration of Covenants, Conditions and Restrictions for Prairie Ridge, Phase 3.
- (6) Annexation and Supplemental Declaration of Covenants, Conditions and Restrictions for Prairie Ridge, Phase 4.
- (7) Annexation and Supplemental Declaration of Covenants, Conditions and Restrictions for Certain Property to be Annexed into Prairie Ridge (The Annexed Property Being Commonly Known as Prairie Ridge, Phases 5 and 6).
- (8) Annexation And Supplemental Declaration of Covenants, Conditions and Restrictions for Certain Property to be Annexed into Prairie Ridge (The Annexed Property Being Commonly Known as Prairie Ridge, Phase 7).

b. Recording Information:

- (1) Ellis County Clerk's File No. 2011682.
- (2) Ellis County Clerk's File No. 2037063.
- (3) Ellis County Clerk's File No. 2240014.
- (4) Ellis County Clerk's File No. 2037062.
- (5) Ellis County Clerk's File No. 2115774.
- (6) Ellis County Clerk's File No. 2233948.
- (7) Ellis County Clerk's File No. 2207171.
- (8) Ellis County Clerk's File No. 2203497.

5. Name and Mailing Address of the Association: The name and mailing address of the Association is Prairie Ridge Homeowners Association, Inc. c/o Guardian Association Management LLC, 12700 Hillcrest Road, Suite 234, Dallas, Texas 75230-2157.

6. The Contact Information for the Association's Designated Representative: The contact information of the designated representative of the Association is: Guardian

Association Management LLC. Address: 12700 Hillcrest Road, Suite 234, Dallas, Texas 75230-2157. Phone No.: 972.458.2200. Email Address: guardian@guardianam.com.

7. The Association's Dedicatory Instruments are Available to Members Online at: www.guardianam.com.
8. The Amount and Description of the Fees and Other Charges Charged by the Association in Connection with a Property Transfer:

Description	Fee
Resale Certificate	\$ 375.00
Resale Certificate Update	\$ 75.00
Transfer Fee	\$ 275.00
Inspection Fee	\$ 150.00
Bank Owned Property Package	\$ 250.00
Lender Questionnaire Fee	\$175.00 - \$275.00
Tiered Rush Fee	\$25.00 - \$150.00
Statement of Account Fee	\$50.00 - \$100.00
TREC Form Update	\$50.00 - \$75.00
CD Delivery Fee	\$ 30.00
Shipping Fee	Up to \$45.00
Credit Card Payment Convenience Fee	\$ 6.00
Capital Assessment [Declaration Article V, Section 5.8]	Upon conveyance of a lot after substantial completion of a residential dwelling, the purchaser of a lot is required to pay to the Association a sum equal to the amount of the Annual Maintenance Charge in effect as of the date of closing; upon each subsequent conveyance of a lot, the purchaser of the lot is required to pay to the Association 1/2 the amount of the Annual Maintenance Charge in effect as of the date of closing. The Capital

	Assessment amount must be confirmed with the Association.
--	---

Resale, refinance, statements of account and other sales related disclosure information may be obtained at www.homewisedocs.com.

Executed on this 15 day of November, 2022.

PRAIRIE RIDGE HOMEOWNERS ASSOCIATION, INC.

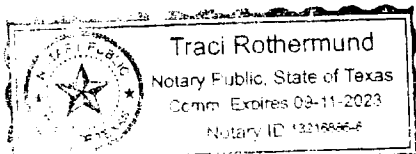
By: Guardian Association Management LLC,
Managing Agent

By: [Signature]
Printed: DAVID GARRETT
Its: Managing Agent

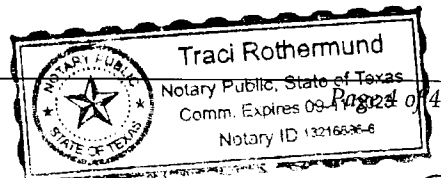
*This Management Certificate does not purport to identify every publicly recorded document affecting the Subdivision, or to report every piece of information pertinent to the Subdivision. Rather, the purpose of this Management Certificate is to provide information sufficient for a title company or others to correctly identify the Subdivision and to contact the Association. No person should rely on this Management Certificate for anything other than instructions for identifying and contacting the Association.

THE STATE OF TEXAS §
COUNTY OF ELLIS §

BEFORE ME, the undersigned notary public, on this 15th day of November, 2022 personally appeared David Garrett, Managing Agent of Guardian Association Management LLC, Managing Agent for Prairie Ridge Homeowners Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that s/he executed the same for the purpose and in the capacity therein expressed.



Traci Rothermund
Notary Public in and for the State of Texas



Management Certificate for Prairie Ridge Homeowners Association, Inc.

Notary Id 13216886-6 9-11-2023

STATE OF TEXAS COUNTY OF ELLIS
I hereby certify this instrument was filed on the date and time stamped hereon and was duly recorded in the records of Ellis County, Texas as stamped hereon.
COUNTY CLERK, ELLIS COUNTY, TEXAS



[Handwritten signature]

FILED FOR RECORD - ELLIS COUNTY, TEXAS
INST NO. 2243821 on November 22, 2022 at 8:12 AM