

**MANAGEMENT CERTIFICATE FOR  
THE GROVE FRISCO TOWNHOME ASSOCIATION, INC.**

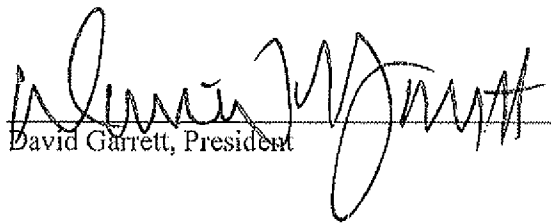
The undersigned hereby provides the following information as required by Texas Property Code Section 209.004.

1. The name of the subdivision is The Grove Frisco Townhomes.
2. The name of the association is The Grove Frisco Townhome Association, Inc.
3. The recording data for the subdivision is: Final Plat of The Grove Frisco Phase 7, filed on June 2, 2021, as Instrument No. 20210602010002030, in Plat Book Number 2021, Page 327 of the Plat Records of Collin County, Texas.
4. (a) The Grove Frisco Master Covenant, recorded on December 6, 2017 as Document No. 20171206001611130 in the Official Public Records, Collin County, Texas; and  
  
(b) The Grove Frisco Development Area Declaration, recorded as Document No. 20210412000733660, on April 12, 2021 in the Official Public Records, Collin County, Texas.
5. The name and mailing address of the association is The Grove Frisco Townhome 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 addresses of the internet websites on which the association's dedicatory instruments are available is [www.TheGroveFriscoCommunity.com](http://www.TheGroveFriscoCommunity.com) and [www.guardianam.com](http://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 - \$480; Master Association (The Grove Frisco Residential Community, Inc.) working capital fee - \$500; 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.

THE GROVE FRISCO TOWNHOME ASSOCIATION, INC.

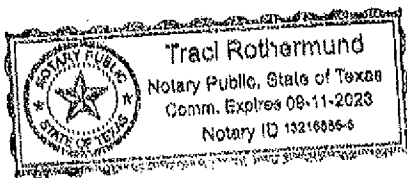
EXECUTED this 23 day of May 2022.

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 23rd day of May, 2022, by David Garrett, President of Guardian Association Management, LLC, Managing Agent of The Grove Frisco Townhome 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 PLLC  
3300 Oak Lawn Ave., Suite 403B  
Dallas, Texas 75219

**Collin County  
Honorable Stacey Kemp  
Collin County Clerk**

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**Instrument Number:** 2022000082346

eRecording - Real Property

HOMEOWNERS ASSOC DOCS

Recorded On: May 24, 2022 11:26 AM

Number of Pages: 3

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**" Examined and Charged as Follows: "**

Total Recording: \$30.00

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\*\*\*\*\* 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: 2022000082346

Receipt Number: 20220524000313

Recorded Date/Time: May 24, 2022 11:26 AM

User: Christina G

Station: Station 9

**Record and Return To:**

Simplifile



**STATE OF TEXAS  
COUNTY OF COLLIN**

**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 Public Records of Collin County, Texas.**

Honorable Stacey Kemp  
Collin County Clerk  
Collin County, TX