

CONDOMINIUM ASSOCIATION MANAGEMENT CERTIFICATE
For
The Cloisters Condominiums

THE STATE OF TEXAS §

COUNTY OF TARRANT §

The undersigned, being the Agent of The Cloisters Condominiums, a non-profit corporation 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 Cloisters Condominiums
2. Name of Association: The Cloisters Condominiums
3. Recording Data for the Subdivision: Volume 7, Page 21 et seq of Real Estate Property Records of Tarrant County, Texas.
4. Recording Data for the Declaration:
 - a. Condominium Declaration for The Cloisters Condominiums Dated February 27, 1981
 - b. Recorded: Amendments One and Two dated September 22, 1982, filed of record in Volume 10, Page 25, and Volume 10, Page 27 Condominium Records, Tarrant County, Texas.
 - c. Recorded: Amendment Three dated September 30, 1982, filed in Volume 10, Page 32, Condominium Records, Tarrant County, Texas.
5. The name and mailing address of the association is The Cloisters Condominiums 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.

Mary Louise Nicholson
MARY LOUISE NICHOLSON
COUNTY CLERK



D225164458

09/03/2025 03:42 PM Page: 1 of 2 Fees: \$24.00
PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE
SUBMITTER: THE CLOISTERS CONDOMINIUM ASSOCIATION

8. The amount and description of the fee(s) charged by the association relating to a property transfer in the subdivision include; resale certificate package - \$375; amendment to resale certificate - \$75; inspection fee - \$150; transfer fee - \$350- bank owned property package - \$250; tiered rush fee - \$25 - \$150; statement of account fee- \$75 - \$100; statement of account update - \$75 - \$100; CD delivery fee - \$30; credit card payment convenience fee - \$6; shipping fee – up to \$45.

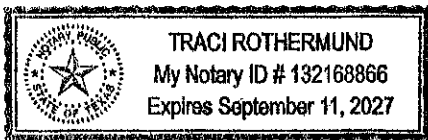
Executed on this 30 day of July, 2025.

On behalf of The Cloisters Condominiums

By: 
David Garrett, Managing Agent

THE STATE OF TEXAS §
 §
COUNTY OF Tarrant §

BEFORE ME, the undersigned notary public, on this 30th day of July, 2025 personally appeared David Garrett, Managing Agent, and The Cloisters Condominiums known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and in the capacity therein expressed.



Traci Rothermund
Notary Public in and for the State of Texas

After Recording Return to:
Guardian Association Management, LLC
12700 Hillcrest Road
Suite 234
Dallas, Texas 75230



FILED AND RECORDED
OFFICIAL PUBLIC RECORDS OF
TARRANT COUNTY, TEXAS
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Mary Louise Nicholson
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