

  
MARY LOUISE NICHOLSON  
TARRANT COUNTY CLERK

**MANAGEMENT CERTIFICATE FOR  
TAVOLO PARK 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 Tavolo Park.
2. The name of the association is Tavolo Park Homeowners Association, Inc.
3. The recording data for the subdivision is:
  - a. Plat for Tavolo Park, Lots 3-10 & 10X, Block 2; Lots 10-17 & 17X, Block 4; Lots 1 – 13 & 13X, Block 5, Lots 21-38 & 21X, Block 8, Lots 1-30 & 17X, Block 9, Lots 1-35 & 11X, Block 10, Lots 1-28, 10X & 28X, Block 11, Lots 1-19, Block 12, Lots 1-12 & 12X, Block 13, Lots 1-9, Block 14, Lot 1X, Block 15, recorded on February 12, 2018 as Instrument Number D218030065, Real Property Records, Tarrant County, Texas;
  - b. Final Plat of Tavolo Park Lot 7, Block 2, recorded on March 29, 2018 as Instrument Number D218065978, Real Property Records, Tarrant County, Texas;
  - c. Final Plat of Tavolo Park Lots 1X & 8, Block 2, and Lots 6 & 7X, Block 3, recorded on July 6, 2018 as Instrument Number D218148818, Real Property Records, Tarrant County, Texas;
  - d. Final Plat of Tavolo Park Lot 1, Block 1, recorded on September 28, 2018 as Instrument Number D218217374, Real Property Records, Tarrant County, Texas;
  - e. Final Plat of Tavolo Park Lot 1, Block 19, recorded on September 10, 2019 as Instrument Number D219295549, Real Property Records, Tarrant County, Texas;
  - f. Final Plat of Tavolo Park Lot 4, Block 1, recorded on September 16, 2019 as Instrument Number D219209717, Real Property Records, Tarrant County, Texas;
  - g. Final Plat of Tavolo Park Lot 3, Block 1, recorded on September 20, 2019 as Instrument Number D219215339, Real Property Records, Tarrant County, Texas;
  - h. Final Plat of Tavolo Park Lot 9, Block 3, recorded on October 25, 2019 as Instrument Number D219245465, Real Property Records, Tarrant County, Texas;
  - i. Plat for Tavolo Park, Phase 3, recorded on June 9, 2020 as Instrument Number D220132530, Real Property Records, Tarrant County, Texas;
  - j. Final Plat of Tavolo Park Lot 1, Block 19, recorded on June 10, 2020 as Instrument Number D220133501, Real Property Records, Tarrant County, Texas;
  - k. Plat for Tavolo Park, Phase 2, recorded on July 10, 2020 as Instrument Number D220163271, Real Property Records, Tarrant County, Texas;

1. Plat of Tavolo Park Lots 2-5, Block 3, recorded on October 13, 2020 as Instrument Number D220263469, Real Property Records, Tarrant County, Texas;

4. The Declaration was recorded on August 7, 2018 as Instrument Number D218174752, Real Property Records, Tarrant County, Texas.

Amendments to the Declaration were recorded as follows:

a. First Amendment to Declaration of Covenants, Conditions and Restrictions for Tavolo Park, recorded on April 17, 2019 as Instrument Number D219080008, Real Property Records, Tarrant County, Texas;

b. Annexation and Supplemental Declaration of Covenants, Conditions and Restrictions for Tavolo Park [Commonly Referred to as Tavolo Park, Phase 2], recorded on September 14, 2020 as Instrument Number D220232087, Real Property Records, Tarrant County, Texas;

c. Annexation and Supplemental Declaration of Covenants, Conditions and Restrictions for Tavolo Park [Commonly Referred to as Tavolo Park, Phase 3], recorded on June 17, 2020 as Instrument Number D220140936, Real Property Records, Tarrant County, Texas;

5. The name and mailing address of the association is Tavolo Park 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](mailto: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](http://www.guardianam.com).

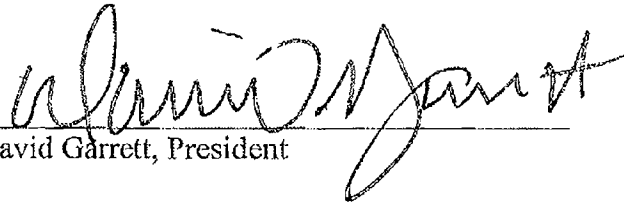
8. The amount and description of the fee(s) charged by the association relating to a property transfer in the subdivision include: cap fee of ½ annual dues (current cap fee is \$325); resale certificate package - \$375; amendment to resale certificate - \$75; inspection fee - \$150; transfer fee - \$275; 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.

TAVOLO PARK HOMEOWNERS ASSOCIATION, INC.

EXECUTED this 31<sup>st</sup> day of August 2021.

By: Guardian Association Management, LLC, Managing Agent

  
David Garrett, President

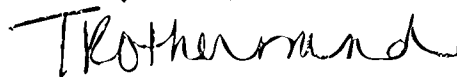
THE STATE OF TEXAS           §  
COUNTY OF DALLAS       §

This instrument was acknowledged before me on the 31st day of August 2021, by David Garrett, President of Guardian Association Management, LLC, Managing Agent of Tavolo Park

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