


MARY LOUISE NICHOLSON
COUNTY CLERK

MANAGEMENT CERTIFICATE
for
PRESTON MANOR RESIDENTIAL COMMUNITY, INC.

THE STATE OF TEXAS §
 §
COUNTY OF TARRANT §

The undersigned, being the Managing Agent for Preston Manor Residential Community, 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 Preston Manor.
2. Name of Association: The name of the Association is Preston Manor Residential Community, Inc.
3. Recording Data for the Subdivision:
 - a. Preston Manor, a subdivision in Tarrant County, Texas according to the map or plat thereof recorded under Document No. D221083279 of the Official Public Records of Tarrant County, Texas, and all amendments to or replats of said maps or plats, if any.
4. Recording Data for the Declaration: *
 - a. Documents:
 - (1) Declaration of Covenants, Conditions and Restrictions Preston Manor.
 - b. Recording Information:
 - (1) Tarrant County Clerk's File No. D221142364.
5. Name and Mailing Address of the Association: The name and mailing address of the Association is Preston Manor Residential Community, Inc. c/o Real Manage, P.O. Box 803555, Dallas, Texas 75380-3555.
6. The Contact Information for the Association's Designated Representative: The contact information of the designated representative of the Association is:

RealManage Closing Portal
P.O. Box 803555
Dallas, Texas 75380-3555.

866.473.2573

PREMANOR@CiraMail.com

7. The Association's Dedicatory Instruments are Available to Members Online at:
www.ciranet.com/residentportal.
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 Fee	\$ 375.00
Conveyance/Transfer Fee	\$325.00
Refinance Fee	\$ 250.00
Statement of Account Fee	\$ 295.00
Working Capital Assessment (Declaration Article 6, Section 6.4)	Each Owner will pay a one-time Working Capital Assessment to the Association. The amount of the Working Capital Assessment is \$1,000.00 per Lot. The Working Capital Assessment will be due and payable to the Association upon the transfer of a Lot.

Resale certificates are requested via the RealManage Closing Portal at www.realmanage.com/closingportal.

Executed on this 4 day of February, 2025.

PRESTON MANOR RESIDENTIAL COMMUNITY, INC.

By: RealManage, Managing Agent

By: Crystal Avendaño

Printed: Crystal Avendaño

Its: Community Association
Manager

*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

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COUNTY OF Collin

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BEFORE ME, the undersigned notary public, on this 4 day of February, 2025 personally appeared Crystal Avendano, Association Manager of RealManage, Managing Agent for Preston Manor Residential Community, 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.

Willie Delores Murray
Notary Public in and for the State of Texas

