

MANAGEMENT CERTIFICATE

This Management Certificate is recorded pursuant to Section 209.004 of the Texas Property Code.
This amends all prior Management Certificates filed for this Association.

This MANAGEMENT CERTIFICATE (this "Certificate") is made effective as of May 21, 2025 by Cedar Springs Estates Homeowners Association, Inc., a Texas non-profit corporation (the "Association").

WITNESSETH:

WHEREAS, the Declarant for Cedar Springs Estates Homeowners Association, Inc. has previously placed of record that certain Declaration of Covenants, Conditions and Restrictions for Cedar Springs Estates Homeowners Association, Inc. filed of record on or about July 11, 2024(the "Declaration") and recorded at Instrument #2024-08992 in the Real Property Records of Wise County, Texas, which Declaration is incorporated herein for all purposes.

WHEREAS, Declarant has created the Association for the benefit of Cedar Springs Estates Homeowners Association, Inc.

WHEREAS, the Association was duly formed on July 2, 2024, as Cedar Springs Estates Homeowners Association, Inc.

WHEREAS, the Association has caused this Certificate to be prepared and filed in accordance with the provisions of the Texas Property Code as provided in Section 209 of the Texas Property Code.

NOW, THEREFORE, the undersigned hereby certifies as follows on behalf of the Association:

1. Name of the Subdivision. The name of the subdivision which is subject to the Declaration is Cedar Springs Estates Homeowners Association, Inc.
2. Name of the Association. The name of the Association is the Cedar Springs Estates Homeowners Association, Inc. and is located at Wise County, Texas. The mailing address for the Association is Secure Association Management, PO Box #51555, Denton, TX 76206.
3. Recording Data for the Subdivision. The Declaration, Bylaws and Plats to the subdivision and any amendments, supplements and additions thereto have been recorded in the Wise County Clerk's office.
4. Recording Data for the Declaration. The Declaration for the Association was filed on or about July 11, 2024 (the "Declaration") recorded at Instrument #2024-08992 in the Real Property Records of Wise County, Texas; which Declaration is incorporated herein for all purposes and any amendments or supplements thereto.
5. The Name and Mailing Address of Managing Agent. The Association's managing agent is:

Secure Association Management
PO Box #51555
Denton, TX 76206

- 6. Manager of the Association. The telephone number for the manager of the Association is 940-497-7328 and the email address for the manager of the Association is info@secure-mgmt.com.
- 7. Website for the Association. The website for the Association is www.secure-mgmt.com.
- 8. Resale Certificates: Resale Certificates may be requested by contacting Secure Association Management at info@secure-mgmt.com. The cost of a Resale Certificate is \$375.00. The cost of a Transfer Fee is up to \$500.00. The cost of a Rush Fee is \$100.00. Transfer and Rush Fees are subject to change at the management company's discretion.

IN WITNESS WHEREOF, the undersigned has caused this Certificate to be executed as of the date first above written.

ASSOCIATION:

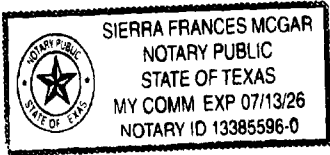
Cedar Springs Estates Homeowners Association, Inc., a
Texas non-profit corporation

By: [Signature]
Authorized Representative for
Cedar Springs Estates Homeowners Association,
Inc.

THE STATE OF TEXAS §
COUNTY OF DALLAS §

This instrument was acknowledged before me on this 21st day of May, 2025 by John Mackenzie, Authorized Representative for Cedar Springs Estates Homeowners Association, Inc., a Texas non-profit corporation, on behalf of such corporation.

Notary Public in and for the State of Texas



[Signature]
Notary Public Signature

FILED AND RECORDED

Instrument Number: 202506991

Filing and Recording Date: 05/29/2025 09:09:45 AM Pages: 3 Recording Fee: \$29.00

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the RECORDS of Wise County, Texas.



Blanca Tuma, County Clerk
Wise County, Texas

ANY PROVISION CONTAINED IN ANY DOCUMENT WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE REAL PROPERTY DESCRIBED THEREIN BECAUSE OF RACE OR COLOR IS INVALID UNDER FEDERAL LAW AND IS UNENFORCEABLE. **DO NOT DESTROY - This document is part of the Official Record.**

Deputy: didral