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MANAGEMENT CERTIFICATE FOR
TWELVE OAKS 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 Twelve Oaks.
2. The name of the association is Twelve Oaks Homeowners Association, Inc.
3. The recording data for the subdivision is:
 - a. Final Plat Twelve Oaks Phase I, filed on March 27, 2002 as Document No. 20020327000449190 in the Real Property Records of Collin County, Texas;
 - b. Final Plat Twelve Oaks Phase II, filed on February 11, 2004 as Document No. 20040211000197850 in the Real Property Records of Collin County, Texas;
 - c. Replat Lot 10R Block B Twelve Oaks Phase I, filed on December 8, 2010 as Document No. 20101208010002450 in the Real Property Records of Collin County, Texas;
 - d. Amended Plat Lot 10R-1 & Lot 11R Block B Twelve Oaks Phase I, filed on December 12, 2011 as Document No. 20111212010002590 in the Real Property Records of Collin County, Texas;
4. The Declaration was recorded on February 6, 2002 as Instrument Number 20020206000193050, at Volume 5100, Pages 4224-4300, Real Property Records, Collin County, Texas.

Amendments to the Declaration were recorded as follows:

- a. First Amendment to Declaration of Covenants, Conditions, Restrictions and Easements for Twelve Oaks, recorded on April 30, 2002 as Instrument Number 20020430000618900, at Volume 5158, Page 4012, Real Property Records, Collin County, Texas;
- b. Supplemental Declaration of Covenants, Conditions and Restrictions for Twelve Oaks, recorded on December 29, 2003 as Instrument Number 20031229002469730, Real Property Records, Collin County, Texas;
- c. Amendment to Declaration of Covenants, Conditions, Restrictions and Easements for Twelve Oaks [2010], recorded on March 15, 2011 as Instrument Number 20110315000276820, Real Property Records, Collin County, Texas;

5. The name and mailing address of the association is Twelve Oaks 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; 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.

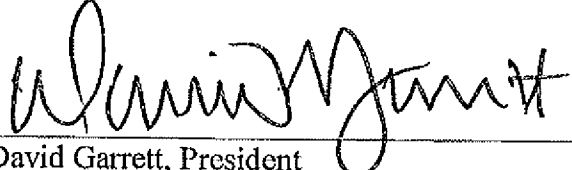
8. The amount and description of the fee(s) charged by the association relating to a property transfer in the subdivision include: resale certificate package - \$375; amendment to resale certificate - \$75; inspection fee - \$150; transfer fee - \$275; bank owned property package - \$250; tiered rush 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.

TWELVE OAKS HOMEOWNERS ASSOCIATION, INC.

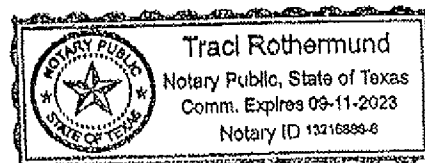
EXECUTED this 31st day of August 2021.

By: Guardian Association Management, LLC, Managing Agent

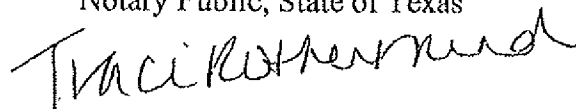

David Garrett, President

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 Twelve Oaks 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

MANAGEMENT CERTIFICATE -



Filed and Recorded
Official Public Records
Stacey Kemp, County Clerk
Collin County, TEXAS
09/01/2021 01:05:08 PM
\$30.00 DFOSTER
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