

Grayson County
Deana Patterson
County Clerk
Sherman, TX 75090

Instrument Number: 2022 - 17874

ERecordings-RP

Recorded On: May 24, 2022 09:09 AM

Number of Pages: 3

Parties: PRESERVE AT COUNTRY RIDGE HOA INC

" Examined and Charged as Follows: "

Total Recording: \$20.00

***** **THIS PAGE IS PART OF THE INSTRUMENT** *****

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File Information:

Document Number: 17874

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Record and Return To:

Simplifile

100 W. Houston Ste. 17

Sherman TX 75090



STATE OF TEXAS
COUNTY OF GRAYSON

I hereby certify that this Instrument was FILED In the File Number sequence on the date/time
printed hereon, and was duly RECORDED in the Official Records of Grayson County, Texas.

Deana Patterson
County Clerk
Grayson County, TX

**MANAGEMENT CERTIFICATE FOR
THE PRESERVE AT COUNTRY RIDGE HOA, INC.**

The undersigned hereby provides the following information as required by Texas Property Code Section 209.004.

1. The name of the subdivision is The Preserve at Country Ridge HOA, Inc.
2. The name of the association is The Preserve at Country Ridge HOA, Inc.
3. The recording data for the subdivision is: Final Plat The Preserve Phase II, filed on April 2, 2020, as Instrument No. 2020-45, Plat Records of Grayson County, Texas.
4. The Declaration was recorded April 3, 2020, as Document No. 2020-8264, Real Property Records, Grayson County, Texas.
5. The name and mailing address of the association is The Preserve at Country Ridge HOA, 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: working capital fee - \$150; 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.

THE PRESERVE AT COUNTRY RIDGE HOA, INC.

EXECUTED this 23 day of May 2022.

By: Guardian Association Management, LLC, Managing Agent

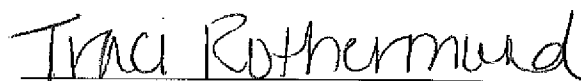


David Garrett, President

THE STATE OF TEXAS §
COUNTY OF DALLAS §

This instrument was acknowledged before me on the 23rd day of May, 2022, by David Garrett, President of Guardian Association Management, LLC, Managing Agent of The Preserve at Country Ridge HOA, 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 PLLC
3300 Oak Lawn Ave., Suite 403B
Dallas, Texas 75219