

**MANAGEMENT CERTIFICATE FOR  
HERITAGE FARM ESTATES HOMEOWNERS ASSOCIATION, INC.**

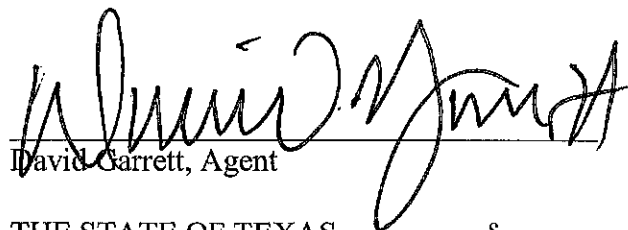
The undersigned hereby provides the following information as required by Texas Property Code Section 209.004.

1. The name of the subdivision is Heritage Farm Estates Homeowners Association.
2. The name of the association is the Heritage Farm Estates Homeowners Association, Inc.
3. The recording data for the subdivision is: Plat Record for Heritage Farm Estates, filed on November 25, 2019, File Number 803483118 in the Real Property Records of Grayson County, Texas.
4. The Declaration was recorded on March 27, 2020, Real Property Records, Grayson County, Texas.
5. The name and mailing address of the association is Heritage Farm Estates 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: \$114 Working Capital Fee; resale certificate package - \$375; amendment to resale certificate - \$75; 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.

HERITAGE FARM ESTATES HOMEOWNERS ASSOCIATION, INC.

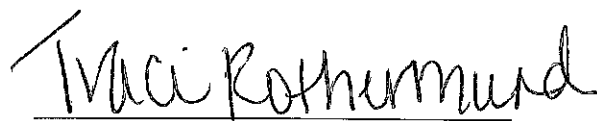
EXECUTED this 7 day of December 2022.

By: Guardian Association Management, LLC, Managing Agent

  
David Garrett, Agent

THE STATE OF TEXAS       §  
COUNTY OF GRAYSON      §

This instrument was acknowledged before me on the 7<sup>th</sup> day of <sup>December TR</sup>~~November~~ 30, 2022, by David Garrett, President of Guardian Association Management, LLC, Managing Agent of Heritage Farm Estates Homeowners Association, Inc., a Texas non-profit corporation, on behalf of said non-profit corporation.

  
Notary Public, State of Texas

