



**AMENDED AND RESTATED MANAGEMENT CERTIFICATE  
OF  
MALLARD RESERVE HOMEOWNERS ASSOCIATION, INC.**

The undersigned, being an officer of Mallard Reserve Homeowners Association, Inc. (the "Association") and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

**THIS CERTIFICATE AMENDS, RESTATES AND REPLACES IN ITS ENTIRETY THAT CERTAIN MALLARD RESERVE HOMEOWNERS ASSOCIATION, INC. MANAGEMENT CERTIFICATE, RECORDED AS DOCUMENT NO. 2014000007009, IN THE OFFICIAL PUBLIC RECORDS OF ROCKWALL COUNTY, TEXAS.**

1. The name of the subdivision: Mallard Reserve Homeowners Association, Inc.
2. The name of the association: Mallard Reserve Homeowners Association, Inc., a Texas non-profit corporation.
3. The recording data for the subdivision: That real property in Rockwall County, Texas, as described in Appendix "A" to that certain Declaration of Covenants, Conditions and Restrictions for Mallard Reserve Homeowners Association, Inc., recorded under Document No. 2014000005318, Official Public Records of Rockwall County, Texas (the "Declaration").
4. The recording data for the Declaration with any amendments and/or supplements to the Declaration: The recording data for the Declaration and any amendments and supplements thereto, are particularly described on Exhibit "A" attached hereto and incorporated herein by reference.
5. The name and mailing address of the Association: Mallard Reserve Homeowners Association, Inc. c/o Property Management Group, LLC, 10340 Alta Vista Road Unit C, Fort Worth, TX 76244, Attn: Dawn Kelly.
6. The name, mailing address, telephone number, and email address of the person managing the association:

Name:	Property Management Group, LLC
Attn:	Dawn Kelly
Mailing Address:	10340 Alta Vista Road Unit C, Fort Worth, TX 76244
Telephone Number:	817.337.1221
Email Address:	DKelly@PropertyManagementGroup.org; CustomerService@PropertyManagementGroup.org

7. Website to access the association's dedicatory instruments: N/A
8. Amount and description of fees related to property transfer in the subdivision: The association fees are in the following amounts:

Transfer Fee – \$150.00

Resale Certificate Fee - \$250.00

The association fees cover all costs that the association incurs related to a property transfer in the subdivision.

EXECUTED to be effective on the date this instrument is Recorded.

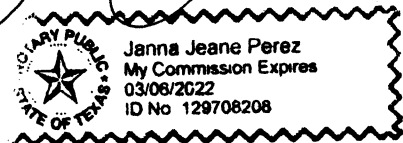
**MALLARD RESERVE HOMEOWNERS  
ASSOCIATION, INC., a**

Texas non-profit corporation

By: *Dawn Kelly*  
Name: Dawn Kelly  
Title: Property Manager

STATE OF TEXAS           §  
  §  
COUNTY OF Tarrant   §

This instrument was acknowledged before me this 16<sup>th</sup> day of December, 2021 by  
Dawn Kelly, Property Manager of Mallard Reserve Homeowners Association, Inc., a  
Texas non-profit corporation, on behalf of said non-profit corporation.

*Janna Jeane Perez*  
Notary Public Signature  


**AFTER RECORDING RETURN TO:**  
**PROPERTY MANAGEMENT GROUP, LLC**  
**10340 ALTA VISTA ROAD UNIT C**  
**FORT WORTH, TX 76244**  
**DKELLY@PROPERTYMANAGEMENTGROUP.ORG**

MALLARD RESERVE HOMEOWNERS ASSOCIATION, INC.  
AMENDED AND RESTATED MANAGEMENT CERTIFICATE

**EXHIBIT "A"**

**RECORDING DATA FOR THE DECLARATION AND RELATED DOCUMENTS**

1. Declaration of Covenants, Conditions and Restrictions for The Mallard Reserve Homeowners Association, recorded as Document No. 2013-00491992, Official Public Records of Rockwall County, Texas.
2. Amended and Restated Bylaws of Mallard Reserve Homeowners Association, Inc. A Texas Non-Profit Corporation, recorded as Document No. 2013-00491992, Official Public Records of Rockwall County, Texas.

Filed and Recorded  
Official Public Records  
Jennifer Fogg, County Clerk  
Rockwall County, Texas  
12/29/2021 02:41:03 PM  
\$34.00  
20210000035227

