

**MANAGEMENT CERTIFICATE FOR
THE SHORES ON LAKE RAY HUBBARD OWNER'S 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 The Shores on Lake Ray Hubbard.
2. The name of the association is The Shores on Lake Ray Hubbard Owners Association, Inc.
3. The recording data for the subdivision is:
 - a. Final Plat for Hillside at the Shores, Phase I, filed on May 15, 1997 in Cabinet C, Slides 397 and 398 in the Official Public Records of Rockwall County, Texas;
 - b. Final Plat for Hillside at the Shores, Phase II, filed on July 3, 1997 in Cabinet D, Slides 19 and 20 in the Official Public Records of Rockwall County, Texas;
 - c. Final Plat for Crestview at the Shores, Phase I, filed on May 15, 1997 in Cabinet C, Slides 399 and 400 in the Official Public Records of Rockwall County, Texas;
 - d. Final Plat for Crestview at the Shores, Phase II, filed on June 10, 1997 in Cabinet D, Slides 13 and 14 in the Official Public Records of Rockwall County, Texas;
 - e. Final Plat for Fairway Pointe at the Shores, Phase I, filed on June 10, 1997 in Cabinet D, Slide 9 in the Official Public Records of Rockwall County, Texas;
 - f. Final Plat for Fairway Pointe at the Shores, Phase II, filed on June 10, 1997 in Cabinet D, Slides 11 and 12 in the Official Public Records of Rockwall County, Texas;
 - g. Final Plat for Hillside at the Shores, Phase 4, filed at Volume D, Page 313 in the Official Public Records of Rockwall County, Texas;
 - h. Final Plat for Hillside at the Shores, Phase 5, filed at Volume D, Page 323 in the Official Public Records of Rockwall County, Texas.
4. The Declaration was recorded on July 29, 1997 in Volume 1259, Page 159 as Document No. 0175522, Real Property Records, Rockwall County, Texas.

Amendments to the Declaration were recorded as follows:

- a. First Amendment to Declaration of Covenants, Conditions and Restrictions for the Shores on Lake Ray Hubbard was recorded on September 3, 1998 in Volume 1460, Page 48 as Document No. 190340, Real Property Records, Rockwall County, Texas;
- b. Supplement to Declaration of Covenants, Conditions, and Restrictions for The Shores on Lake Ray Hubbard, recorded on February 2, 2000 in Volume 1800, Page 6 as Document No. 213752, Real Property Records, Rockwall County, Texas;

- c. Supplement to Declaration of Covenants, Conditions, and Restrictions for The Shores on Lake Ray Hubbard, recorded on February 28, 2000 in Volume 1814, Page 299 as Document No. 214810, Real Property Records, Rockwall County, Texas;
 - d. Supplement to Declaration of Covenants, Conditions, and Restrictions for The Shores on Lake Ray Hubbard, recorded on May 3, 2000 in Volume 1862, Page 131 as Document No. 217900, Real Property Records, Rockwall County, Texas;
 - e. Supplement to Declaration of Covenants, Conditions, and Restrictions for The Shores on Lake Ray Hubbard, recorded on November 7, 2000 in Volume 2000, Page 281 as Document No. 227223, Real Property Records, Rockwall County, Texas;
 - f. Supplement to Declaration of Covenants, Conditions, and Restrictions for The Shores on Lake Ray Hubbard, recorded on November 7, 2000 in Volume 2001, Page 321 as Document No. 227280, Real Property Records, Rockwall County, Texas;
 - g. Supplement to Declaration of Covenants, Conditions, and Restrictions for The Shores on Lake Ray Hubbard, recorded on December 12, 2000 in Volume 2024, Page 281 as Document No. 228685, Real Property Records, Rockwall County, Texas;
 - h. Supplement to Declaration of Covenants, Conditions, and Restrictions for The Shores on Lake Ray Hubbard, recorded on February 1, 2001 in Volume 2057, Page 254 as Document No. 0230671, Real Property Records, Rockwall County, Texas;
 - i. Supplement to Declaration of Covenants, Conditions, and Restrictions for The Shores on Lake Ray Hubbard, recorded on November 20, 2001 in Volume 2336, Page 234 as Document No. 245914, Real Property Records, Rockwall County, Texas;
 - j. Amendment to Declaration of Covenants, Conditions, and Restrictions for The Shores on Lake Ray Hubbard, recorded on October 3, 2002 in Volume 2668, Page 41 as Document No. 0264435, Real Property Records, Rockwall County, Texas;
 - k. Second Amendment to Declaration of Covenants, Conditions, and Restrictions for The Shores on Lake Ray Hubbard, recorded on December 5, 2002 in Volume 2765, Page 147 as Document No. 0268229, Real Property Records, Rockwall County, Texas;
 - l. Third Amendment to Declaration of Covenants, Conditions, and Restrictions for The Shores on Lake Ray Hubbard, recorded in Volume 3487, Page 148 as Document No. 00302671, Real Property Records, Rockwall County, Texas;
 - m. Fourth Amendment to Declaration of Covenants, Conditions, and Restrictions for The Shores on Lake Ray Hubbard, recorded on February 18, 2005 in Volume 3897, Page 91 as Document No. 00322697, Real Property Records, Rockwall County, Texas.
5. The name and mailing address of the association is The Shores on Lake Ray Hubbard Owners 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.theshoreshoa.com.

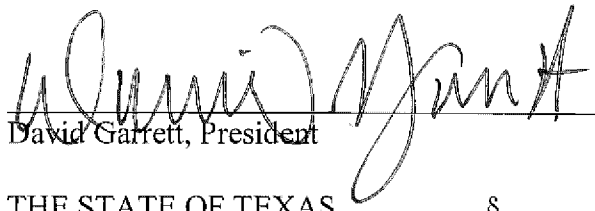
8. The amount and description of the fee(s) charged by the association relating to a property transfer in the subdivision include: working capital fee - \$200; resale certificate package - \$375; amendment to resale certificate - \$75; inspection fee - \$150; transfer fee - \$275; bank owned property 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 SHORES ON LAKE RAY HUBBARD OWNERS ASSOCIATION, INC.

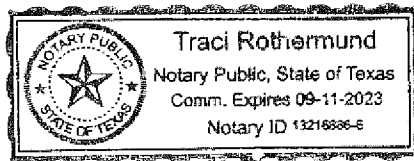
EXECUTED this 10 day of September 2021.

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 10th day of September 2021, by David Garrett, President of Guardian Association Management, LLC, Managing Agent of The Shores on Lake Ray Hubbard Owners Association, Inc., a Texas non-profit corporation, on behalf of said non-profit corporation.




Traci Rothmund
Notary Public, State of Texas

Electronically Filed and Recorded
Official Public Records
Jennifer Fogg, County Clerk
Rockwall County, Texas
09/13/2021 09:01:33 AM
Fee: \$38.00
20210000024768

AFTER RECORDING, PLEASE RETURN TO:

Julie E. Blend/Dealey Blend PC
3300 Oak Lawn Ave., Suite 403B
Dallas, Texas 75219





MANAGEMENT CERTIFICATE -