

**MANAGEMENT CERTIFICATE FOR  
SOUTH PARK MEADOWS HOMEOWNERS' ASSOCIATION, INC.**

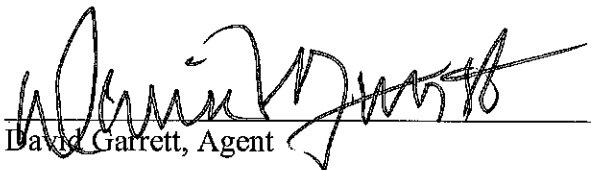
The undersigned hereby provides the following information as required by Texas Property Code Section 209.004.

1. The name of the subdivision is South Park Meadows Homeowners Association.
2. The name of the association is the South Park Meadows Homeowners Association, Inc.
3. The recording data for the subdivision is: Plat Record for South Park Meadows, filed on December 9, 2020, Document Number 20201209002213410, in the Real Property Records of Collin County, Texas.
4. The Declaration was recorded on December 7, 2020, Real Property Records, Collin County, Texas.
5. The name and mailing address of the association is South Park Meadows 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: Capitalization Fee-\$500, Owner to owner sales transfer fee \$75; resale certificate package - \$375; amendment to resale certificate - \$75; transfer fee to Guardian - \$350; 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.

SOUTH PARK MEADOWS HOMEOWNERS' ASSOCIATION, INC.

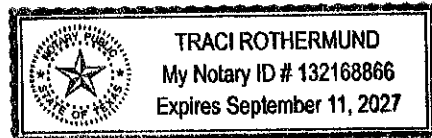
EXECUTED this 12 day of September 2024.


By: Guardian Association Management, LLC, Managing Agent

  
David Garrett, Agent

THE STATE OF TEXAS           §  
COUNTY OF COLLIN         §

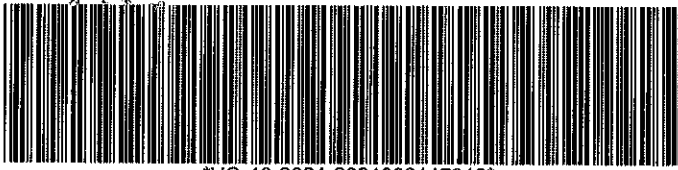
This instrument was acknowledged before me on the 12<sup>th</sup> day of September 2024, by David Garrett, of Guardian Association Management, LLC, Managing Agent of South Park Meadows Homeowners Association, Inc., a Texas non-profit corporation, on behalf of said non-profit corporation.



  
Notary Public, State of Texas

AFTER RECORDING, PLEASE RETURN TO:

Guardian Association Management  
12700 Hillcrest Road, Ste 234  
Dallas, Texas 75230



\*VG-48-2024-2024000117310\*

**Collin County**  
**Honorable Stacey Kemp**  
Collin County Clerk

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**Instrument Number:** 2024000117310

Real Property

HOMEOWNERS ASSOC DOCS

Recorded On: September 24, 2024 09:00 AM

Number of Pages: 3

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**" Examined and Charged as Follows: "**

Total Recording: \$29.00

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

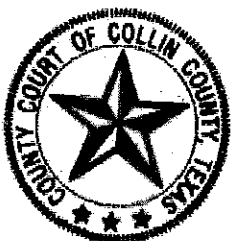
Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY  
because of color or race is invalid and unenforceable under federal law.

**File Information:**

Document Number: 2024000117310  
Receipt Number: 20240924000170  
Recorded Date/Time: September 24, 2024 09:00 AM  
User: Suzanne S  
Station: Station 9

**Record and Return To:**

GUARDIAN ASSOCIATION MANAGEMENT  
12700 HILLCREST ROAD STE 234  
  
DALLAS TX 75230



**STATE OF TEXAS**  
**Collin County**

**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 Public Records of Collin County, Texas**

Honorable Stacey Kemp  
Collin County Clerk  
Collin County, TX