

**MANAGEMENT CERTIFICATE FOR  
HOMEOWNERS ASSOCIATION OF SANTORINI LAGUNA AZURE, INC.**

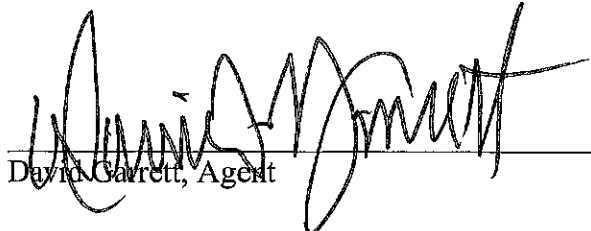
The undersigned hereby provides the following information as required by Texas Property Code Section 209.004.

1. The name of the subdivision is Santorini Laguna Azure.
2. The name of the association is Santorini Laguna Azure Homeowners Association, Inc.
3. The recording data for the subdivision is: Plat of Santorini Laguna Azure Homeowners Association, recorded on July 30, 2024, as Filing Number 805644379, Plat Record, Kaufman County, Texas.
4. The Declaration was recorded on May 21, 2024, as Document Number 20240015377, Real Property Records, Kaufman County, Texas.
5. The name and mailing address of the association is Santorini Laguna Azure, 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: working capital fee – \$695; convenience fee- \$200; annual membership fee- \$1000; resale certificate package - \$375; amendment to resale certificate - \$75; inspection fee - \$150; transfer fee - \$350; bank owned property package - \$250; tiered rush fee - \$25 - \$150; statement of account fee- \$75 - \$100; statement of account update - \$75 - \$100; 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.

SANTORINI LAGUNA HOMEOWNERS ASSOCIATION, INC.

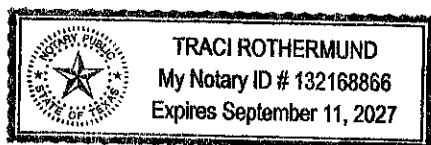
EXECUTED this 13 day of September.

By: Guardian Association Management, LLC, Managing Agent

  
David Garrett, Agent

THE STATE OF TEXAS           §  
COUNTY OF KAUFMAN       §

This instrument was acknowledged before me on the 13<sup>th</sup> day of September 2024, by David Garrett, of Guardian Association Management, LLC, Managing Agent of Santorini Laguna Azure 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, Suite 234  
Dallas, TX 75230

INST # 2024-0029641  
Filed for record in Kaufman County  
On# 9/24/24 at 10:43 AM

Kaufman County  
Laura Hughes  
County Clerk  
Instrument Number: 2024-0029641

Billable Pages: 2  
Number of Pages: 3

FILED AND RECORDED – REAL RECORDS	CLERKS COMMENTS
<b>On:</b> 09/24/2024 at 10:43 AM	MAILBACK
<b>Document Number:</b> <u>2024-0029641</u>	
<b>Receipt No:</b> <u>24-25967</u>	
<b>Amount:</b> \$ <u>29.00</u>	
<b>Vol/Pg:</b> <u>V:8678 P:520</u>	



STATE OF TEXAS  
COUNTY OF KAUFMAN

I hereby certify that this instrument was filed on the date and time stamped hereon by me  
and was duly recorded in the Official Public Records of Kaufman County, Texas.

*Laura A. Hughes*

Laura Hughes, County Clerk

Recorded By: Viviana Basurto, Deputy

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.

**Record and Return To:**  
GUARDIAN ASSOCIATION MANAGEMENT  
12700 HILLCREST ROAD  
SUITE 234  
DALLAS, TX 75230



**MANAGEMENT CERTIFICATE FOR  
HOMEOWNERS ASSOCIATION OF SANTORINI LAGUNA AZURE, INC.**


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SANTORINI LAGUNA HOMEOWNERS ASSOCIATION, INC.

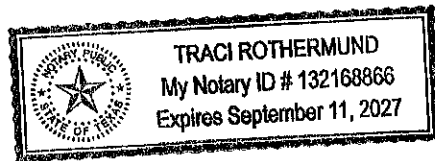
EXECUTED this 13 day of September.

By: Guardian Association Management, LLC, Managing Agent

  
David Garrett, Agent

THE STATE OF TEXAS           §  
COUNTY OF DALLAS         §

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Notary Public, State of Texas

AFTER RECORDING, PLEASE RETURN TO:

Guardian Association Management  
12700 Hillcrest Road, Suite 234  
Dallas, TX 75230



\*VG-364-2024-202400193844\*

Dallas County  
John F. Warren  
Dallas County Clerk

Instrument Number: 202400193844

Real Property Recordings

Recorded On: September 25, 2024 11:10 AM

Number of Pages: 3

" Examined and Charged as Follows: "

Total Recording: \$29.00

\*\*\*\*\* 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: 202400193844  
Receipt Number: 20240925000323  
Recorded Date/Time: September 25, 2024 11:10 AM  
User: Pamela G  
Station: CC149

**Record and Return To:**

GUARDIAN ASSOCIATION MANAGEMENT  
12700 HILLCREST RD STE 234  
DALLAS TX 75230



STATE OF TEXAS

Dallas 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 Records of Dallas County, Texas

John F. Warren  
Dallas County Clerk  
Dallas County, TX