

  
MARY LOUISE NICHOLSON  
COUNTY CLERK

**MANAGEMENT CERTIFICATE FOR  
WOODFORD ADDITION 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 Woodford Addition.
2. The name of the association is Woodford Addition Homeowners Association, Inc.
3. The recording data for the subdivision is:

Final Plat of Woodford Addition, Phase 2, filed on September 5, 2014 as Document No. D214194945 in the Real Property Records of Tarrant County, Texas.

4. The Declaration was recorded on October 3, 2013 as Instrument Number D213259791, Real Property Records, Tarrant County, Texas.

Amendments to the Declaration were recorded as follows:

Supplemental Declaration to the Declaration of Covenants, Conditions and Restrictions for Woodford Addition, recorded on September 23, 2015 as Instrument Number D215215701, Real Property Records, Tarrant County, Texas.

5. The name and mailing address of the association is Woodford Addition 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.woodfordaddition.nabrnetwork.com](http://www.woodfordaddition.nabrnetwork.com).

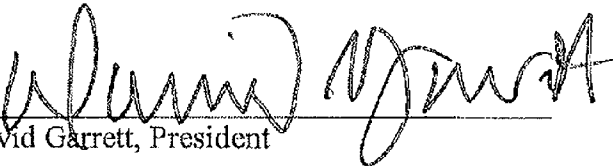
8. The amount and description of the fee(s) charged by the association relating to a property transfer in the subdivision include: working cap fee - \$350; resale certificate package - \$375; amendment to resale certificate - \$75; inspection fee - \$150; transfer fee - \$275; bank owned property package - \$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.

WOODFORD ADDITION HOMEOWNERS ASSOCIATION, INC.

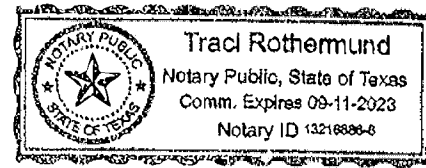
EXECUTED this 31<sup>st</sup> day of August 2021.

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 31st day of August 2021, by David Garrett, President of Guardian Association Management, LLC, Managing Agent of Woodford Addition 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:

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