


MARY LOUISE NICHOLSON
COUNTY CLERK

**MANAGEMENT CERTIFICATE FOR
VAQUERO 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 Vaquero.
2. The name of the association is Vaquero Homeowners Association, Inc.
3. The recording data for the subdivision is:
 - a. Plat of Vaquero - Phase I Residential Addition, an Addition to the Town of Westlake, filed on January 12, 2001 as Document No. D201009642 in the Real Property Records of Tarrant County, Texas as may be amended or re-platted;
 - b. Plat of Vaquero - Phase I Residential Addition, an Addition to the Town of Westlake, filed on March 6, 2001 as Document No. D201046701 in the Real Property Records of Tarrant County, Texas as may be amended or re-platted;
 - c. Plat of Vaquero Phase 2B Residential Addition, an Addition to the Town of Westlake, filed in Cabinet A, Slides 7369-7371 of the Real Property Records, Tarrant County, Texas as may be amended or re-platted;
 - d. Plat of Vaquero Phase 2C Residential Addition, an Addition to the Town of Westlake, filed in Cabinet A, Slides 7780-7781 of the Real Property Records, Tarrant County, Texas as may be amended or re-platted;
 - e. Plat of Vaquero Phase 2D Residential Addition, an Addition to the Town of Westlake, filed in Cabinet A, Slides 8576-8577 of the Real Property Records, Tarrant County, Texas as may be amended or re-platted;
 - f. Plat of Vaquero - Arthur Addition Phase 1, an Addition to the Town of Westlake, filed in Cabinet A, Slides 7647-7648 of the Real Property Records, Tarrant County, Texas as may be amended or re-platted;
 - g. Plat of Vaquero - Arthur Addition Phase 2, an Addition to the Town of Westlake, filed in Cabinet A, Slides 8578-8579 of the Real Property Records, Tarrant County, Texas as may be amended or re-platted;
 - h. Plat of Vaquero - Arthur Addition Phase 3, an Addition to the Town of Westlake, filed in Cabinet A, Slides 8578-8579 of the Real Property Records, Tarrant County, Texas as may be amended or re-platted.
4. The Declaration was recorded on January 25, 2001, as Instrument Number D201017648 in the Real Property Records, Tarrant County, Texas.

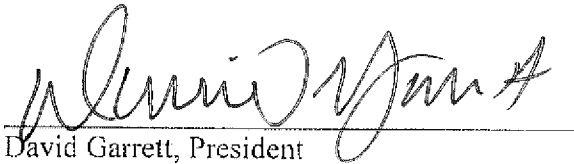
Amendments to the Declaration were recorded as follows:

- a. Declaration of Annexation for Vaquero, recorded on April 23, 2002 as Instrument Number D202111234, Real Property Records, Tarrant County, Texas;
 - b. The First Amendment to the Declaration of Covenants, Conditions and Restrictions for Vaquero was recorded on September 12, 2001 as Instrument Number D202255662, Real Property Records, Tarrant County, Texas;
 - c. Declaration of Annexation for Vaquero, recorded on September 11, 2003 as Instrument Number D203337913, Real Property Records, Tarrant County, Texas;
 - d. The Second Amendment to the Declaration of Covenants, Conditions and Restrictions for Vaquero was recorded on January 17, 2007 as Instrument Number D207018744, Real Property Records, Tarrant County, Texas;
 - e. The Third Amendment to the Declaration of Covenants, Conditions and Restrictions for Vaquero was recorded on September 15, 2008 as Instrument Number D208357255, Real Property Records, Tarrant County, Texas;
 - f. The First Amended and Restated Declaration of Covenants, Conditions and Restrictions for Vaquero was recorded on September 28, 2015 as Instrument Number D215219752, Real Property Records, Tarrant County, Texas.
5. The name and mailing address of the association is Vaquero 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; 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.vaqueroHOA.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 - \$1,400.00; 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.

VAQUERO HOMEOWNERS ASSOCIATION, INC.

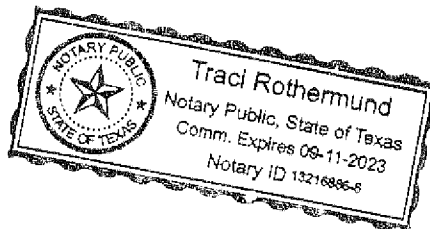
EXECUTED this 1 day of September, 2021.

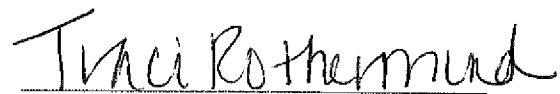
By: Guardian Association Management, LLC, Managing Agent


David Garrett, President

THE STATE OF TEXAS §
COUNTY OF DALLAS §

This instrument was acknowledged before me on the 1st day of September 2021, by David Garrett, President of Guardian Association Management, LLC, Managing Agent of Vaquero 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