

MANAGEMENT CERTIFICATE

This Management Certificate is recorded pursuant to Section 82.116 of the Texas Property Code.
This amends all prior Management Certificates filed for this Association.

This MANAGEMENT CERTIFICATE (this "Certificate") is made effective as of July 28, 2025 by Cresthaven Cottages Homeowners' Association, Inc., a Texas non-profit corporation (the "Association").

W I T N E S S E T H :

WHEREAS, the Declarant for Cresthaven Cottages has previously placed of record that certain Declaration of Covenants, Conditions and Restrictions for Cresthaven Cottages filed of record on or about March 12, 2003 (the "Declaration") and recorded at Volume 2003047, Page 11789 in the Real Property Records of Dallas County, Texas, which Declaration is incorporated herein for all purposes.

WHEREAS, Declarant has created the Association for the benefit of Cresthaven Cottages.

WHEREAS, the Association was duly formed on July 16, 2003, as Cresthaven Cottages Homeowners' Association, Inc.

WHEREAS, the Association has caused this Certificate to be prepared and filed in accordance with the provisions of the Texas Property Code as provided in Section 82.120 of the Texas Property Code.

NOW, THEREFORE, the undersigned hereby certifies as follows on behalf of the Association:

1. Name of the Subdivision. The name of the subdivision which is subject to the Declaration is Cresthaven Cottages.
2. Name of the Association. The name of the Association is the Cresthaven Cottages Homeowners' Association, Inc. and is located at Dallas County, Texas. The mailing address for the Association is Cresthaven Cottages Homeowners' Association, 1108 Cresthill Drive, Cedar Hill, TX 75104.
3. Recording Data for the Subdivision. The Declaration, Bylaws and Plats to the subdivision and any amendments, supplements and additions thereto have been recorded in the Dallas County Clerk's office.
4. Recording Data for the Declaration. The Declaration for the Association was filed on or about March 12, 2003 (the "Declaration") recorded at Instrument #202400061636 in the Real Property Records of Dallas County, Texas; which Declaration is incorporated herein for all purposes and any amendments or supplements thereto.

The Declaration was amended as follows:

- On or about October 15, 2003 at Volume 2003204, Page 05761;
- On or about November 19, 2003, at Volume 2003229, Page 00261;
- On or about August 16, 2005 at Volume 2005159, Page 07222;
- On or about July 10, 2008 at Instrument #2008026300;
- On or about August 8, 2008 at Instrument #20080259444;

- On or about September 10, 2008 at Instrument #20080294140;
- On or about January 12, 2017 at Instrument #20170012036;
- On or about July 18, 2017 at Instrument #201600325971;
- On or about August 22, 2017 at Instrument #201700234169; and,
- On or about March 28, 2024 at Instrument #202400061636.

5. The Name and Mailing Address of Managing Agent. The Association's managing agent is:

Cresthaven Cottages Homeowners' Association
1108 Cresthill Drive
Cedar Hill, TX 75104

6. Manager of the Association. The Manager of the Association is the Secretary of the HOA via the Directory.

7. Website for the Association. The website for the Association is facebook.com/groups554950979491438/.

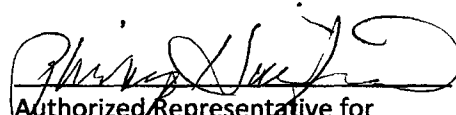
8. Resale Certificates: Resale Certificates may be requested by contacting Cresthaven Cottages Homeowners' Association through the Secretary of the HOA via the Directory. The cost of a Resale Certificate is \$250.00

IN WITNESS WHEREOF, the undersigned has caused this Certificate to be executed as of the date first above written.

ASSOCIATION:

Cresthaven Cottages Homeowners' Association, Inc., a
Texas non-profit corporation

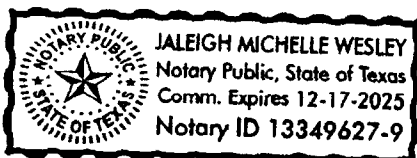
By:


Authorized Representative for
Cresthaven Cottages Homeowners' Association,
Inc.

THE STATE OF TEXAS §
COUNTY OF DALLAS §

This instrument was acknowledged before me on this 6th day of August, 2025 by Philip Hollifield, Authorized Representative for Cresthaven Cottages' Homeowners' Association, Inc., a Texas non-profit corporation, on behalf of such corporation.

Notary Public in and for the State of Texas




Notary Public Signature

**Dallas County
John F. Warren
Dallas County Clerk**

Instrument Number: 202500170143

eRecording - Real Property

Recorded On: August 14, 2025 02:59 PM

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: 202500170143
Receipt Number: 20250814000246
Recorded Date/Time: August 14, 2025 02:59 PM
User: Kevin T
Station: CC123.dal.ccdc

Record and Return To:

CSC Global



**STATE OF TEXAS
COUNTY OF DALLAS**

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