

STATE OF TEXAS

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COUNTY OF ELLIS

**PROPERTY OWNERS' ASSOCIATION MANAGEMENT
CERTIFICATE FOR
SUMMERWOOD ESTATES HOMEOWNERS
ASSOCIATION, INC.**

This PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE (this "Certificate") is made on behalf of SUMMERWOOD ESTATES HOMEOWNERS ASSOCIATION, INC., a Texas non-profit corporation (the "Association").

WITNESSETH:

WHEREAS, the undersigned, being an officer of Gulf Professional Property Management, Inc., managing agent of Summerwood Estates Homeowners Association, Inc., a non-profit corporation organized and existing under the laws of the State of Texas, the Association has caused this Certificate to be prepared and filed in accordance with the provisions of the Texas Residential Property Owners Protection Act as provided in Section 209.004 of the Texas Property Code. This document supersedes any prior Management Certificate filed by the Association.

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 the subject of the Declaration is Summerwood Estates.

2. **Name and Mailing Address of the Association.** The name of the Association is Summerwood Estates Homeowners Association, Inc., and its mailing address is c/o Gulf PPM, Inc., 5763 State Highway 205, Suite 102-B, Rockwall, Texas 75032.

3. **Recording Data for the Subdivision.** The recording data for Summerwood Estates Subdivision, an addition to Ellis County, Texas, according to the final plats thereof recorded in Instrument No. 2148899, Plat Records, Ellis, Texas, and in Instrument No. 2309908, Plat Records, Ellis, Texas.

4. **Recording Data for the Declaration.** The recording data for the Declaration is recorded under Instrument No. 2235723 in the Official Public Records of Ellis County, Texas. The Supplemental and Amended Covenants, Conditions and Restrictions under Instrument No. 2400270 in the Official Public Records of Ellis County, Texas, and as may further amended and/or supplemented.

5. **Name and Contact Information for the Association or the Managing Agent of the Association.** The Association's managing agent is Gulf PPM, Inc., 5763 State Highway 205, Suite 102-B, Rockwall, Texas 75032, phone number (469) 600-5080, and email CustomerService@GulfPPM.com.

6. **Website.** The Association's website may be found at https://portal.gulppm.com/home_v2/Login.

7. **Fees Due Upon Property Transfer.** Fees charged relating to a property transfer are as

follows:

Description	Fee
Resale Certificate	\$ 375.00
Resale Transfer Fee	\$150.00 - \$300.00
Rush Fee (<i>within 24 hrs</i>)	\$75.00
Resale Certificate Update Fee	\$75.00
Working Capital	\$250.00

8. **Resale Certificates.** Resale Certificates may be requested by contacting the Association c/o Gulf PPM, Inc. via www.GulfPPM.com/ResaleRequests. The telephone number for Gulf PPM, Inc. is (469) 600-5080. Alternatively, you may contact the office for Gulf PPM, Inc. at 5763 State Highway 205, Suite 102-B, Rockwall, Texas 75032.

IN WITNESS WHEREOF, the undersigned has caused this Certificate to be executed on behalf of the Association in compliance with Section 209.004 of the Texas Property Code. This Certificate shall serve to take the place of all Management Certificates previously filed on behalf of the Association.

ASSOCIATION:

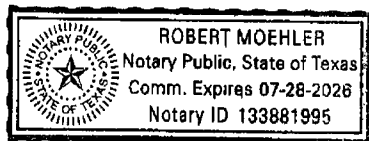
Summerwood Estates Homeowners Association, Inc.
a Texas non-profit corporation

By: Gulf PPM, Inc.,
Its: Managing Agent

By: Charles Lamb
Charles Lamb, President

STATE OF TEXAS §
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COUNTY OF ROCKWALL §

This instrument was acknowledged before me on the 4 day of January, 2024, by Charles Lamb, President with Gulf PPM, Inc., the Managing Agent of Summerwood Estates Homeowners Association, Inc., a Texas non-profit corporation.



[Signature]
Notary Public, State of Texas

FILED FOR RECORD - ELLIS COUNTY, TEXAS
INST NO. 2400544 on January 8, 2024 at 10:57 AM

STATE OF TEXAS COUNTY OF ELLIS
I hereby certify this instrument was filed on the date and time stamped hereon and was duly recorded in the records of Ellis County, Texas as stamped hereon.
COUNTY CLERK, ELLIS COUNTY, TEXAS



[Signature]