

TRAILS HOMEOWNERS ASSOCIATION I

MANAGEMENT CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

KNOWN ALL MEN BY THESE PRESENTS:

Pursuant to the provisions of Section 209.004 of the Texas Property Code, the undersigned property owner's association hereby records this Management Certificate for Preston Bend Homeowners' Association.

1. The name of the subdivision is: Trails I.
2. The name of the Association is: Trails Homeowners Association I.
3. The recording data for the subdivision is as follows: See Exhibit "A" attached hereto.
4. The recording data for the Declaration is as follows:
 - (i) Declaration of Covenants, Conditions and Restrictions, filed of record on July 5, 1973, at Instrument No. 197300623586, Volume 73132, Page 1279 *et seq*, of the Deed Records, Dallas County, Texas.
 - (ii) Amendment to Declaration of Covenants, Conditions and Restrictions for the Trails, filed of record on August 10, 1973, at Instrument No. 197300648875, Volume 73158, Page 1389 *et seq*, of the Deed Records, Dallas County, Texas.
 - (iii) Second Amendment to Declaration of Covenants, Conditions and Restrictions, for The Trails filed of record on April 12, 1977, at Instrument No. 197700730913, Volume 77071, Page 1700 *et seq*, of the Deed Records, Dallas County, Texas.
 - (iv) First Amended and Restated Declaration of Covenants and Restrictions for The Trails (Part B), filed of record on February 15, 1996, at Instrument No. 199600330616, Volume 96033, Page 2694 *et seq*, of the Deed Records, Dallas County, Texas.
5. The name and mailing address of the Association: Trails Homeowners Association I, c/o Michael F. Slaton, Inc, Dallas, Texas 75238, Telephone Number: 214-343-0642, Email Address: hoa@slatonfs.com.
6. The name and mailing address of the designated representative of the Association: Bryan Slaton, Dallas, Texas 75238, Telephone Number: 214-343-0642, Email Address: hoa@slatonfs.com.
7. The website address of the Association: www.slatonfs.com
8. The amount and description of a fee or fees charged by the Association relating to a property transfer in the subdivision:

- Resale Fee: \$325.00 / Rushed: \$375.00

\$50.00 initial payment due with resale certificate request
<https://slatonfs.com/resale-certificate-request-form/>

- Transfer Fee: \$275.00 / Rushed: \$325.00

\$50.00 initial payment due with resale certificate request

9. Other information the Association considers appropriate: 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.

IN WITNESS WHEREOF, this Management Certificate is hereby executed by its duly authorized officer of the Association on the 4th day of August, 2023.

TRAILS HOMEOWNERS ASSOCIATION I

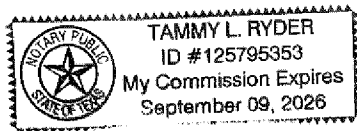
By:

Harry Meissner
Harry Meissner, President

STATE OF TEXAS §

COUNTY OF Dallas §

This instrument was acknowledged before me on this 4 day of August, 2023, by Harry Meissner, the President of Trails Homeowners Association I, a Texas property owners association, on behalf of said Texas property owners association.



Tammy L. Ryder
Notary Public in and for the State of Texas

Exhibit "A"

1. Declaration of Covenants, Conditions and Restrictions, filed of record on July 5, 1973, at Instrument No. 197300623586, Volume 73132, Page 1279 *et seq.*, of the Deed Records, Dallas County, Texas.
2. Amendment to Declaration of Covenants, Conditions and Restrictions for the Trails, filed of record on August 10, 1973, at Instrument No. 197300648875, Volume 73158, Page 1389 *et seq.*, of the Deed Records, Dallas County, Texas.
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4. First Amended and Restated Declaration of Covenants and Restrictions for The Trails (Part B), filed of record on February 15, 1996, at Instrument No. 199600330616, Volume 96033, Page 2694 *et seq.*, of the Deed Records, Dallas County, Texas.
5. Easement Agreement and Boundary Line Agreement, filed of record on September 26, 2005, at Instrument No. 200503521333 in the Official Public Records of Dallas County, Texas.
6. Notice of Filing of Association Instruments, filed of record on January 17, 2006, at Instrument No. 200600016731 in the Official Public Records of Dallas County, Texas.
7. Supplemental Notice of Filing of Dedicatory Instruments, filed of record on July 10, 2012, at Instrument No. 201200197657 in the Official Public Records of Dallas County, Texas.

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

Instrument Number: 202300159588

eRecording - Real Property

Recorded On: August 09, 2023 03:01 PM

Number of Pages: 4

" Examined and Charged as Follows: "

Total Recording: \$34.00

******* 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: 202300159588
Receipt Number: 20230809000574
Recorded Date/Time: August 09, 2023 03:01 PM
User: Hilga R
Station: CC132.dal.ccdc

Record and Return To:

Simplifile



**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

A handwritten signature in black ink, appearing to be "JFW", located to the right of the printed name and title.