

**MANAGEMENT CERTIFICATE FOR  
ESTATES OF PLEASANT VALLEY HOMEOWNER'S 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 Estates of Pleasant Valley.
2. The name of the association is Estates of Pleasant Valley Homeowner's Association, Inc.
3. The recording data for the subdivision is:
  - a. Final Plat of The Estates of Pleasant Valley, Phase 1, recorded on March 2, 2017 as Instrument Number 201700060749, Real Property Records, Dallas County, Texas.
  - b. Final Plat of The Estates of Pleasant Valley, Phase 2, recorded on November 14, 2018 as Instrument Number 201800303038, Real Property Records, Dallas County, Texas.
4. The Declaration was recorded on March 6, 2017 as Instrument Number 201700064605, Real Property Records, Dallas County, Texas.

Amendments to the Declaration were recorded as follows:

- a. First Amendment to the Declaration of Covenants, Conditions and Restrictions for Estates of Pleasant Valley, recorded on June 7, 2017 as Instrument Number 201700159776, Real Property Records, Dallas County, Texas;
- b. Supplemental Declaration of Covenants, Conditions and Restrictions for Estates of Pleasant Valley – Annexation of Phase 2, recorded on March 1, 2019 as Instrument Number 201900050832, Real Property Records, Dallas County, Texas.

5. The name and mailing address of the association is Estates of Pleasant Valley Homeowner's 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.guardianam.com](http://www.guardianam.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 - \$200; resale certificate package - \$375; amendment to resale certificate - \$75; inspection fee - \$150; transfer fee - \$350; 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.

ESTATES OF PLEASANT VALLEY HOMEOWNER'S ASSOCIATION, INC.

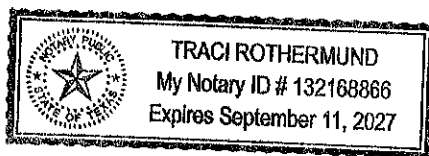
EXECUTED this 1<sup>st</sup> day of October 2024.

By: Guardian Association Management, LLC, Managing Agent

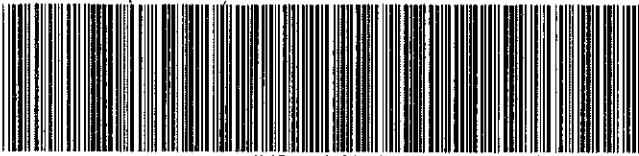
  
David Garrett, Agent

THE STATE OF TEXAS           §  
COUNTY OF DALLAS         §

This instrument was acknowledged before me on the 1<sup>st</sup> day of October 2024, by David Garrett, of Guardian Association Management, LLC, Managing Agent of Estates of Pleasant Valley Homeowner's Association, Inc., a Texas non-profit corporation, on behalf of said non-profit corporation.



  
Notary Public, State of Texas



\*VG-364-2024-202400208979\*

Dallas County  
John F. Warren  
Dallas County Clerk

✓ Instrument Number: 202400208979

Real Property Recordings

Recorded On: October 16, 2024 11:43 AM

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: 202400208979  
Receipt Number: 20241016000508  
Recorded Date/Time: October 16, 2024 11:43 AM  
User: Pamela G  
Station: CC149

**Record and Return To:**

GUARDIAN ASSOCIATION MANAGEMENT  
12700 HILLCREST RD STE 234  
  
DALLAS TX 75230



STATE OF TEXAS

Dallas County

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