MANAGEMENT CERTIFICATE FOR GREENWAY PARKS HOME OWNERS ASSOCIATION

The undersigned hereby provides the following information as required by Texas Property Code Section 209.004.

1. The name of the subdivision is Greenway Parks Addition.

2. The name of the association is Greenway Parks Home Owners Association.

3. The recording data for the subdivision is:

a. Filing Plat Greenway Parks, dated December 30, 1926 and recorded on March 19, 1927 at Volume 4, Page 173 in the Official Public Records of Dallas County, Texas;

b. Revised Filing Plat of Greenway Parks, dated October 3, 1928 and recorded on October 26, 1928 at Volume 4, Page 270 in the Official Public Records of Dallas County, Texas;

c. Subdivision of Block 5 of Greenway Parks, recorded at Volume 8, Page 245 in the Official Public Records of Dallas County, Texas;

d. Subdivision of Blocks 16 - 17 - 18 Greenway Parks, dated February 19, 1946 and recorded at Volume 9, Page 191 in the Official Public Records of Dallas County, Texas;

e. Subdivision of Blocks 6 & 7 Greenway Parks, dated March 14, 1946 and recorded at Volume 10, Page 41 in the Official Public Records of Dallas County, Texas.

4. The Declaration was recorded on March 12, 1927, recorded in Volume 1390, Page 616, et seq., Official Public Records, Dallas County, Texas.

Amendments to the Declaration were recorded as follows:

a. Restrictions Covering Greenway Parks Addition dated January 11, 1943 and recorded on June 17, 1943 in Volume 2413, Page 507, et seq., Official Public Records, Dallas County, Texas;

b. Amendment of Restrictions Covering Greenway Parks Addition dated October 1, 1976 and recorded September 30, 1976 as Document No. 197600605963 in Volume 76191, Page 2247, et seq., Official Public Records, Dallas County, Texas; and

c. Amendment of Restrictions Covering Greenway Parks Addition dated September 29, 2006 and recorded October 3, 2006 as Document No. 200600367084, Official Public Records, Dallas County, Texas.

5. The name and mailing address of the association is Greenway Parks Home Owners Association, 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 http://www.greenwayparks.com/greenwayparks/document and/or 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: \$400.00 transfer fee; resale certificate package - \$375; amendment to resale certificate - \$75; inspection fee - \$150; 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.

GREENWAY PARKS HOME OWNERS ASSOCIATION

EXECUTED this 18^{-1} day of August, 2022.

By: Guardian Association Management, LLC, Managing Agent

8888

THE STATE OF TEXAS

COUNTY OF DALLAS

This instrument was acknowledged before me on August $l \delta$ 2022, by David Garrett, President of Guardian Association Management, LLC, Managing Agent for Greenway Parks Home Owners Association, 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 PLLC 3300 Oak Lawn Ave., Suite 403B Dallas, Texas 75219

Tracl Rothermund Notary Public, State of Texas Comm. Expires 09-11-2023 Notary ID 13216886-6 and the first of the second second

MANAGEMENT CERTIFICATE

Dallas County John F. Warren Dallas County Clerk

Instrument Number: 202200225197

eRecording - Real Property

Recorded On: August 18, 2022 02:56 PM

Number of Pages: 3

Record and Return To:

Simplifile

" Examined and Charged as Follows: "

Total Recording: \$30.00

*********** 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:	202200225197
Receipt Number:	20220818000427
Recorded Date/Time:	August 18, 2022 02:56 PM
User:	Roger J
Station:	CC63

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