

**AFTER RECORDING RETURN TO:**

**Judd A. Austin, Jr.  
Henry Oddo Austin & Fletcher, P.C.  
1700 Pacific Avenue  
Suite 2700  
Dallas, Texas 75201**

STATE OF TEXAS           §  
                                     §  
COUNTY OF DALLAS     §

**PROPERTY OWNERS' ASSOCIATION  
MANAGEMENT CERTIFICATE  
FOR  
HOA OF SANDYLAND ESTATES, INC.**

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

**W I T N E S S E T H :**

**WHEREAS**, Sandyland Estates, L.P., a Texas limited partnership, as Declarant, executed that certain Declaration of Covenants, Conditions and Restrictions for Sandyland Estates, and recorded it on May 2, 2007, under Instrument No. 20070156130 in the Official Public Records of Dallas County, Texas (the "*Declaration*") as supplemented or amended, is incorporated herein for all purposes.

**WHEREAS**, 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.

**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 Sandyland Estates – Phase 1.

2.     **Name and Mailing Address of the Association.** The name of the Association is HOA of Sandyland Estates, Inc., and its mailing address is c/o Castle Group Texas, LLC, 6860 North Dallas Pkwy, Suite 200, Plano, Texas 75024.

3.     **Recording Data for the Subdivision.** The recording data for the subdivision includes the plat and map recorded under Instrument No. 20070087530, as amended or re-platted, in the Plat/Map Records of Dallas County, Texas.

4. **Recording Data for the Declaration.** The recording data for the Declaration is recorded under Instrument No. 20070156130, along with any and all amendments and supplements recorded in the Official Public Records of Dallas County, Texas.

5. **Name and Contact Information for the Managing Agent of the Association.** The current name and mailing address for the Association is c/o Castle Group Texas, LLC, 6860 North Dallas Pkwy, Suite 200, Plano, Texas 75024; telephone 1-800-337-5850; facsimile 954-792-6928; and email [residentservices@castlegroup.com](mailto:residentservices@castlegroup.com).

6. **Website.** The Association's website may be found at is <https://sandylandestateshoaweb.gridsystems.net>.

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

<b>Product</b>	<b>Fees</b>
Resale Certificate	\$360.00
Updated Certificate	\$75.00
Add on Ledger	\$20.00
Statement of Account	\$200.00
Lender Questionnaire	\$175.00
Custom Lender Questionnaire (Additional Fee on top of Standard Questionnaire)	\$150.00
Transfer Fee	\$220.00
CCI Report (Inspection Report)	\$210.00
Rush Fee	One day rush fee at \$200.00 and a three-day fee for \$150.00

8. **Resale Certificates and Other Information.** Resale Certificates and other information regarding the Association may be requested by contacting the Association c/o Castle Group Texas, LLC, via to [www.castlegroup.com](http://www.castlegroup.com), then select 'TX Resale Documents'. If you have any challenges, please contact the Resident Services Team at 1-800-337-5850.

**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:**

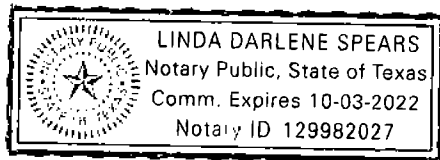
**HOA OF SANDYLAND ESTATES, INC.,**  
**a Texas non-profit corporation**

By: \_\_\_\_\_

*Jeff Bosse*  
Jeff Bosse, Board President  
VP 2

STATE OF TEXAS       §  
                                  §  
COUNTY OF DALLAS   §

This instrument was acknowledged before me on the 24<sup>th</sup> day of May, 2022, by Jeff Bosse, the duly elected Board President of HOA of Sandyland Estates, Inc., a Texas non-profit corporation.



*Linda Darlene Spears*  
\_\_\_\_\_  
Notary Public, State of Texas

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

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**Instrument Number:** 202200147786

eRecording - Real Property

Recorded On: May 26, 2022 08:44 AM

Number of Pages: 4

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**" Examined and Charged as Follows: "**

Total Recording: \$34.00

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**\*\*\*\*\* 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: 202200147786

Receipt Number: 20220525000827

Recorded Date/Time: May 26, 2022 08:44 AM

User: Vickey J

Station: CC07

**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