

## MANAGEMENT CERTIFICATE

for

Mirar Homeowners Association, Inc.

In compliance with the provisions of Section 209.004 of the Texas Property Code, the undersigned entity gives notice that it is managing the herein described Association:

1. Name of the Subdivision: Mirar at the Cedars
2. Name of the Association: Mirar Homeowners Association, Inc.
3. Recording Data for the Subdivision:

Lots 1-36, Block A/917, Cedars, a Shared Access Development, being a replat of Part of Lots 19 and 20 and all of Lots 21-26, Block 917 of Lear's Addition, in the City of Dallas, Dallas County, Texas, according to the plat of thereof record in the Official Public Records of Dallas County Texas as Instrument No. 201900244300.

4. Recording Data for the Declaration and Declaration amendments\*:

Association	County	Doc. Type	Date Recorded	Instrument No.
Mirar at the Cedars	Dallas	Covenants, Conditions and Restrictions	September 30, 2020	202000265486
		1st Amendment of CCR	May 21, 2021	202100152689
		2nd Amendment of CCR	October 6, 2022	202200265238
		3rd Amendment of CCR	June 22, 2023	202300123207

\*This Management Certificate does not purport to identify every publicly recorded document affecting the Subdivision, or to report every piece of information pertinent to the Subdivision. This Management Certificate should not be relied upon for any purpose other than to provide instruction for identifying and contacting the Association.

5. Name and mailing address of the Association: The name and mailing address of the Association is Homes at Mirar Homeowners Association, Inc., c/o Maudern Management, LLC, 539 W. Commerce St. Ste. 402 Dallas, TX 75208.
6. The Contact Information for the Association's Designated Representative: The contact information for the designated representative of the Association is:

Maudern Management, LLC  
539 W. Commerce St. Ste. 402  
Dallas, TX 75243  
Phone: (214) 494-1911  
Email: hello@maudernmgmt.com

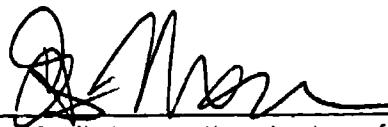
7. The Association's Dedicatory Instruments are Available to Members Online at:  
[www.maudernmgmt.com](http://www.maudernmgmt.com)

8. The Amount and Description of the Fees and Other Charges by the Association related to a Property Transfer:

Description	Fee
Resale Certificate*	\$375.00
Transfer Fee	\$250.00
Resale Certificate Update	\$75.00
1 Business Day Rush Fee to Expedite a Resale	\$135.00
3 Business Day Rush Fee to Expedite a Resale	\$110.00
5 Business Day Rush Fee to Expedite a Resale	\$85.00
Compliance Inspection Fee (optional)	\$150.00

**ACKNOWLEDGEMENT**

This management certificate is filed of record in Dallas County, Texas by the entity managing the Association. It shall be valid until a later Management Certificate is filed of record by the Association or a successor manager, or until a termination of this Management Certificate is filed or record, whichever is sooner.



By: Estelle Monroe, Managing Agent for Mirar Homeowners  
Association, Inc., Duly Authorized Agent  
Signed: September 6, 2024

**AFTER RECORDING RETURN TO:**

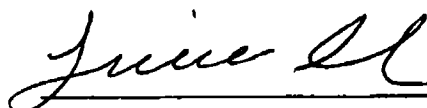
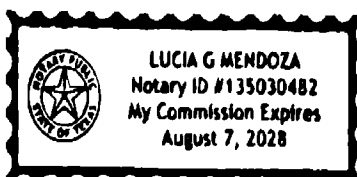
Maudern Management  
539 W. Commerce St. Ste. 402  
Dallas, TX 75203.

STATE OF TEXAS §

§

COUNTY OF DALLAS §

BEFORE ME, the undersigned notary public, on this 6<sup>th</sup> day of September 2024, personally appeared Estelle Monroe, President of Maudern Management, LLC, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purpose and in the capacity therein expressed.



Notary Public in and for the State of Texas

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

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**Instrument Number:** 202400180658

eRecording - Real Property

Recorded On: September 09, 2024 10:16 AM

Number of Pages: 3

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

Total Recording: \$29.00

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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: 202400180658  
Receipt Number: 20240906000796  
Recorded Date/Time: September 09, 2024 10:16 AM  
User: Vickey J  
Station: Cc131

**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