

**MANAGEMENT CERTIFICATE FOR
VERBANA RESIDENTIAL COMMUNITY, INC.**

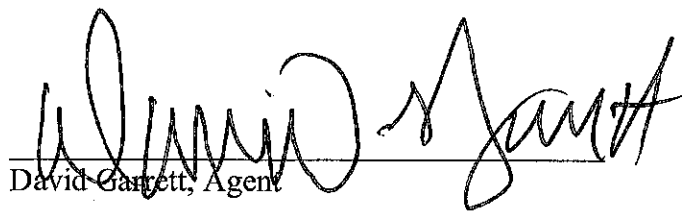
The undersigned hereby provides the following information as required by Texas Property Code Section 209.004.

1. The name of the subdivision is Verbana.
2. The name of the association is the Verbana Residential Community, Inc.
3. The recording data for the subdivision is: Plat Record for Verbana Residential Community, Inc., filed on May 19, 2016, File Number 802462093 in the Real Property Records of Dallas County, Texas.
4. The Declaration was recorded on May 19, 2016, Document No. 201600171347 Real Property Records, Dallas County, Texas. Document No. 201800026518, Official Records of Dallas County, Texas. Document No. 2016001713247, Official Records of Dallas, County, Texas.
5. The name and mailing address of the association is Verbana Residential Community, 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; 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.
8. The amount and description of the fee(s) charged by the association relating to a property transfer in the subdivision include: \$486.00 Working Capital Fee; resale certificate package - \$375; amendment to resale certificate - \$75; transfer fee - \$275; 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.

VERBANA RESIDENTIAL COMMUNITY, INC.

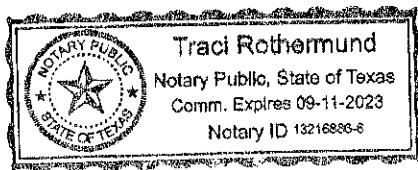
EXECUTED this 7 day of June 2023.

By: Guardian Association Management, LLC, Managing Agent


David Garrett, Agent

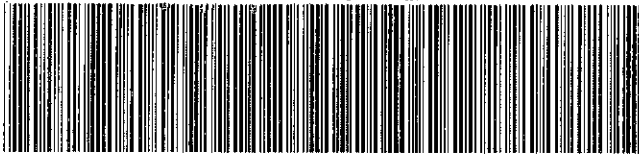
THE STATE OF TEXAS §
COUNTY OF DALLAS §

This instrument was acknowledged before me on the 7th day of June 2023, by David Garrett, Managing Agent of Verbana Residential Community, Inc., a Texas non-profit corporation, on behalf of said non-profit corporation.





Notary Public, State of Texas



VG-364-2023-202300116643

Dallas County
John F. Warren
Dallas County Clerk

Instrument Number: 202300116643

Real Property Recordings

Recorded On: June 14, 2023 08:55 AM

Number of Pages: 3

" 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: 202300116643
Receipt Number: 20230614000099
Recorded Date/Time: June 14, 2023 08:55 AM
User: Pamela G
Station: CC22

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