



**MANAGEMENT CERTIFICATE FOR  
CHISHOLM RANCH ESTATES HOMEOWNERS 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 Chisholm Ranch Estates.
2. The name of the association is Chisholm Ranch Estates Homeowners Association, Inc.
3. The recording data for the subdivision is:
  - a. Final Plat for Chisholm Ranch Estates, filed on July 11, 2005 as Document No. 20050000332344 in Cabinet F, Pages 247-250 in the Official Public Records of Rockwall County, Texas;
  - b. Vacation of Equestrian Easements Created by Plat for Chisholm Ranch Estates, filed on August 30, 2013 as Document No. 2013495671 in the Official Public Records of Rockwall County, Texas.
4. The Declaration was recorded on October 28, 2005 in Volume 4269, Page 23 as Document No. 00340281, Real Property Records, Rockwall County, Texas.

Amendments to the Declaration were recorded as follows:

- a. Amended and Restated Declaration of Covenants, Conditions and Restrictions for Chisholm Ranch Estates, filed on October 28, 2005 as Document No. 200500340281 in Volume 4269, Page 23 in the Official Public Records of Rockwall County, Texas;
- b. First Amendment to Amended and Restated Declaration of Covenants, Conditions and Restrictions of Chisholm Ranch Estates, filed on March 28, 2008 as Document No. 200800395740 in Volume 5410, Page 55 in the Official Public Records of Rockwall County, Texas;
- c. Second Amendment to Amended and Restated Declaration of Covenants, Conditions and Restrictions, Chisholm Ranch Estates, filed on July 10, 2008 as Document No. 200800401700 in Volume 5519, Page 231 in the Official Public Records of Rockwall County, Texas;
- d. Assignment of Declarant Rights and Amendment to Declaration, filed on March 13, 2012 as Document No. 2001200464020 in Volume 5725, Page 205 in the Official Public Records of Rockwall County, Texas;
- e. Garage Amendment to the Amended and Restated Declaration of Covenants, Conditions and Restrictions, Chisholm Ranch Estates, filed on February 25, 2013 as Document No. 20130483505 in Volume 7121, Page 263 in the Official Public Records of Rockwall County, Texas;
- f. Correction Garage Amendment to the Amended and Restated Declaration of Covenants, Conditions and Restrictions, Chisholm Ranch Estates, filed on August 29, 2013 as Document No. 2013495579 in Volume 7370, Page 150 in the Official Public Records of Rockwall County, Texas;

g. Build-Out Amendment to Amended and Restated Declaration of Covenants, Conditions and Restrictions, Chisholm Ranch Estates, filed on May 4, 2015, as Document No. 20150000006045 in the Official Public Records of Rockwall County, Texas.

5. The name and mailing address of the association is Chisholm Ranch Estates Homeowners 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).

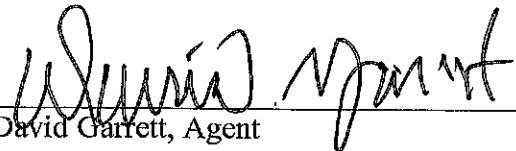
8. The amount and description of the fee(s) charged by the association relating to a property transfer in the subdivision include: working capital fee - \$200; resale certificate package - \$375; amendment to resale certificate - \$75; inspection fee - \$150; transfer fee - \$350; bank owned property 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.

CHISHOLM RANCH ESTATES HOMEOWNERS ASSOCIATION, INC.

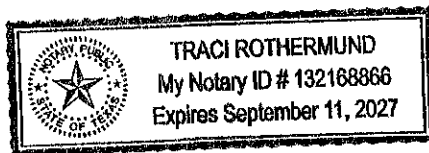
EXECUTED this 8 day of August 2024.


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 8<sup>th</sup> day of August 2024, by David Garrett, of Guardian Association Management, LLC, Managing Agent of Chisholm Ranch Estates Homeowners Association, Inc., a Texas non-profit corporation, on behalf of said non-profit corporation.



  
Notary Public, State of Texas

AFTER RECORDING, PLEASE RETURN TO:

Guardian Association Management  
12700 Hillcrest Road, Ste 234  
Dallas, TX 75230

Filed and Recorded  
Official Public Records  
Jennifer Fogg, County Clerk  
Rockwall County, Texas  
09/09/2024 11:38:04 AM  
\$33.00  
20240000016869



