


MARY LOUISE NICHOLSON
COUNTY CLERK

**MANAGEMENT CERTIFICATE FOR
KIRKWOOD HOLLOW 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 Kirkwood Hollow.
2. The name of the association is Kirkwood Hollow Homeowners' Association, Inc.
3. The recording data for the subdivision is:
 - a. Final Plat Kirkwood Hollow, Phase I, filed on September 30, 1998 as Document No. D198226760 in the Real Property Records of Tarrant County, Texas;
 - b. Final Plat Kirkwood Hollow, Phase II, filed on August 9, 2000 as Document No. D200176846 in the Real Property Records of Tarrant County, Texas;
 - c. Final Plat Kirkwood Hollow, Phase III, filed on May 10, 2002 as Document No. D202129495 in the Real Property Records of Tarrant County, Texas.
4. The Declaration was recorded on August 12, 1998 as Instrument Number D198183418, Real Property Records, Tarrant County, Texas.

Amendments to the Declaration were recorded as follows:

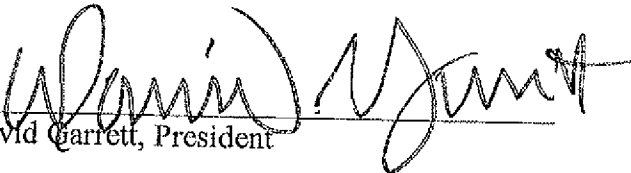
- a. Amendment No. 1 to Kirkwood Hollow Homeowners Association Declaration of Covenants, Conditions and Restrictions Kirkwood Hollow Residential Phase I, recorded on April 9, 1999 as Instrument Number D199088515, Real Property Records, Tarrant County, Texas.
- b. Supplementary Declaration No. 1, Kirkwood Hollow Phase 2, recorded on May 5, 2000 as Instrument Number D200095324, Real Property Records, Tarrant County, Texas.
- c. Amendment No. 2 to Declaration Kirkwood Hollow Phase 2, recorded on August 12, 1998 as Instrument Number D198183418, Real Property Records, Tarrant County, Texas.
- d. Third Amendment to the Kirkwood Hollow Homeowners' Association Declaration of Covenants, Conditions and Restrictions for Kirkwood Hollow Residential Phases I & II, recorded on November 14, 2000 as Instrument Number D200264146, Real Property Records, Tarrant County, Texas.
- e. Supplementary Declaration No. 2 Kirkwood Hollow Phase 3, recorded on October 24, 2001 as Instrument Number D201262035, Real Property Records, Tarrant County, Texas.
- f. Supplement to Kirkwood Hollow Homeowners Association Declaration of Covenants, Conditions & Restrictions for Kirkwood Hollow Residential Development Phase III Southlake, Tarrant County, Texas recorded on May 26, 2002 as Instrument Number D202148356, Real Property Records, Tarrant County, Texas.

- g. Fourth Amendment to the Kirkwood Hollow Homeowners' Association Declaration of Covenants, Conditions and Restrictions, recorded on February 28, 2003 as Instrument Number D203072715, Real Property Records, Tarrant County, Texas.
- h. Fifth Amendment to the Kirkwood Hollow Homeowners' Association Declaration of Covenants, Conditions and Restrictions recorded on June 31, 2003 as Instrument Number D203230117, Real Property Records, Tarrant County, Texas.
5. The name and mailing address of the association is Kirkwood Hollow 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; 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: resale certificate package - \$375; amendment to resale certificate - \$75; inspection fee - \$150; 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.

KIRKWOOD HOLLOW HOMEOWNERS' ASSOCIATION, INC.

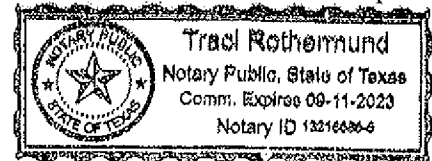
EXECUTED this 31st day of August 2021.

By: Guardian Association Management, LLC, Managing Agent

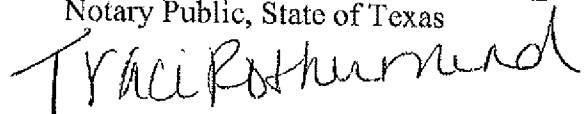

David Garrett, President

THE STATE OF TEXAS
COUNTY OF DALLAS§
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This instrument was acknowledged before me on the 31st day of August 2021, by David Garrett, President of Guardian Association Management, LLC, Managing Agent of Kirkwood Hollow 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:

Julie E. Blend
DEALEY BLEND PC
3300 Oak Lawn Ave., Suite 403B
Dallas, Texas 75219