



**MANAGEMENT CERTIFICATE FOR  
THE SHORES ON LAKE RAY HUBBARD OWNERS ASSOCIATION, INC.**

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

- I. The name of the subdivision is The Shores on Lake Ray Hubbard.
2. The name of the association is The Shores on Lake Ray Hubbard Owners Association, Inc.
3. The recording data for the subdivision is:
  - a. Final Plat for Hillside at the Shores, Phase I, filed on May 15, 1997, in Cabinet C, Slides 397 and 398 in the Official Public Records of Rockwall County, Texas;
  - b. Final Plat for Hillside at the Shores, Phase II, filed on July 3, 1997, in Cabinet D, Slides 19 and 20 in the Official Public Records of Rockwall County, Texas;
  - c. Final Plat for Crestview at the Shores, Phase I, filed on May 15, 1997, in Cabinet C, Slides 399 and 400 in the Official Public Records of Rockwall County, Texas;
  - d. Final Plat for Crestview at the Shores, Phase II, filed on June 10, 1997, in Cabinet D, Slides 13 and 14 in the Official Public Records of Rockwall County, Texas;
  - e. Final Plat for Fairway Pointe at the Shores, Phase I, filed on June 10, 1997, in Cabinet D, Slide 9 in the Official Public Records of Rockwall County, Texas;
  - f. Final Plat for Fairway Pointe at the Shores, Phase II, filed on June 10, 1997, in Cabinet D, Slides 11 and 12 in the Official Public Records of Rockwall County, Texas;
  - g. Final Plat for Hillside at the Shores, Phase 4, filed at Volume D, Page 313 in the Official Public Records of Rockwall County, Texas;
  - h. Final Plat for Hillside at the Shores, Phase 5, filed at Volume D, Page 323 in the Official Public Records of Rockwall County, Texas.
4. The Declaration was recorded on July 29, 1997, in Volume 1259, Page 159 as Document No. 0175522, Real Property Records, Rockwall County, Texas.

Amendments to the Declaration were recorded as follows:

- a. First Amendment to Declaration of Covenants, Conditions and Restrictions for the Shores on Lake Ray Hubbard was recorded on September 3, 1998, in Volume 1460, Page 48 as Document No. 190340, Real Property Records, Rockwall County, Texas;
- b. Supplement to Declaration of Covenants, Conditions, and Restrictions for The Shores on Lake Ray Hubbard, recorded on February 2, 2000, in Volume 1800, Page 6 as Document No. 213752, Real Property Records, Rockwall County, Texas;

- c. Supplement to Declaration of Covenants, Conditions, and Restrictions for The Shores on Lake Ray Hubbard, recorded on February 28, 2000, in Volume 1814, Page 299 as Document No. 214810, Real Property Records, Rockwall County, Texas;
- d. Supplement to Declaration of Covenants, Conditions, and Restrictions for The Shores on Lake Ray Hubbard, recorded on May 3, 2000, in Volume 1862, Page 131 as Document No. 217900, Real Property Records, Rockwall County, Texas;
- e. Supplement to Declaration of Covenants, Conditions, and Restrictions for The Shores on Lake Ray Hubbard, recorded on November 7, 2000, in Volume 2000, Page 281 as Document No. 227223, Real Property Records, Rockwall County, Texas;
- f. Supplement to Declaration of Covenants, Conditions, and Restrictions for The Shores on Lake Ray Hubbard, recorded on November 7, 2000, in Volume 2001, Page 321 as Document No. 227280, Real Property Records, Rockwall County, Texas;
- g. Supplement to Declaration of Covenants, Conditions, and Restrictions for The Shores on Lake Ray Hubbard, recorded on December 12, 2000, in Volume 2024, Page 281 as Document No. 228685, Real Property Records, Rockwall County, Texas;
- h. Supplement to Declaration of Covenants, Conditions, and Restrictions for The Shores on Lake Ray Hubbard, recorded on February 1, 2001, in Volume 2057, Page 254 as Document No. 0230671, Real Property Records, Rockwall County, Texas;
- i. Supplement to Declaration of Covenants, Conditions, and Restrictions for The Shores on Lake Ray Hubbard, recorded on November 20, 2001, in Volume 2336, Page 234 as Document No. 245914, Real Property Records, Rockwall County, Texas;
- j. Amendment to Declaration of Covenants, Conditions, and Restrictions for The Shores on Lake Ray Hubbard, recorded on October 3, 2002, in Volume 2668, Page 41 as Document No. 0264435, Real Property Records, Rockwall County, Texas;
- k. Second Amendment to Declaration of Covenants, Conditions, and Restrictions for The Shores on Lake Ray Hubbard, recorded on December 5, 2002, in Volume 2765, Page 147 as Document No. 0268229, Real Property Records, Rockwall County, Texas;
- l. Third Amendment to Declaration of Covenants, Conditions, and Restrictions for The Shores on Lake Ray Hubbard, recorded in Volume 3487, Page 148 as Document No. 00302671, Real Property Records, Rockwall County, Texas;
- m. Fourth Amendment to Declaration of Covenants, Conditions, and Restrictions for The Shores on Lake Ray Hubbard, recorded on February 18, 2005, in Volume 3897, Page 91 as Document No. 00322697, Real Property Records, Rockwall County, Texas.
- n. Fifth Amendment to Declaration of Covenants, Conditions, and Restrictions for The Shores on Lake Ray Hubbard, recorded on March 4, 2025, as Document No. 20250000003453, Real Property Records, Rockwall County, Texas.

5. The name and mailing address of the association is The Shores on Lake Ray Hubbard Owners 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 Leanne LaDew; 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.theshoreshoa.com](http://www.theshoreshoa.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 - \$275; rental fee - \$400; 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.

THE SHORES ON LAKE RAY HUBBARD OWNERS ASSOCIATION, INC.

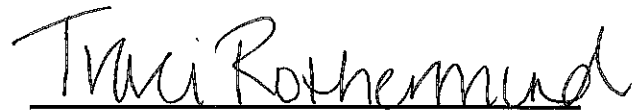
EXECUTED this 5th day of August 2025.

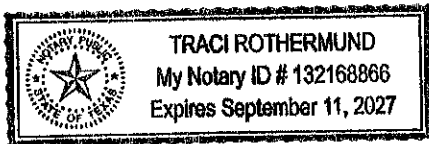
By: Guardian Association Management, LLC, Managing Agent

  
Leanne LaDew

THE STATE OF TEXAS           §  
COUNTY ROCKWALL         §

This instrument was acknowledged before me on the 5th of August 2025 by The Shores on Lake Ray Hubbard Owners Association, Inc., a Texas non-profit corporation, on behalf of said non-profit corporation.

  
Notary Public, State of Texas



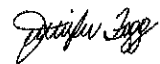
AFTER RECORDING, PLEASE RETURN TO:  
Guardian Association Management  
12700 Hillcrest Road, Ste 234  
Dallas, TX 75230

THE STATE OF TEXAS  
COUNTY OF ROCKWALL

I hereby certify that this instrument was FILED on the date and the time stamped hereon by me and was duly RECORDED in the Records of Rockwall County, Texas.

20250000015898     **CERTIFICATE**  
09/02/2025 12:05:05 PM     Total Fees: \$37.00

Jennifer Fogg, County Clerk  
Rockwall County, TX







**Rockwall County**  
Jennifer Fogg, County Clerk  
1111 E Yellowjacket Ln Suite 100  
Rockwall, TX 75087  
(972) 204-6300

**Receipt: 25-21438**

<b>Product</b>	<b>Name</b>	<b>Extended</b>
CERTIFICATE	CERTIFICATE	\$37.00
	# Pages	4
	Document #	20250000015898
<b>Total</b>		\$37.00
<b>Tender (Check)</b>		\$37.00
Check Number	1261	
Paid By	SHORES ON LAKE RAY HUBBARD OWNERS ASSOCIATION	
Customer Address	12700 HILLCREST RD STE 234	
City State Zip	DALLAS 75230	
Phone Number	9724582200	
Paid By	SHORES ON LAKE RAY HUBBARD OWNERS ASSOCIATION	

Thank You