

MANAGEMENT CERTIFICATE**CRYSTAL FOREST ESTATES HOMEOWNERS ASSOCIATION**

STATE OF TEXAS §
 §
 COUNTY OF ELLIS §

Pursuant to Section 209.004 of the Texas Property Code, CRYSTAL FOREST ESTATES HOMEOWNERS ASSOCIATION, a Texas non-profit corporation (the "Association"), records this Management Certificate, executed May 8, 2009.

Subdivision: CRYSTAL FOREST ESTATES

Property Owners' Association: CRYSTAL FOREST ESTATES HOMEOWNERS ASSOCIATION

Management: Self-managed by the Association's Board of Directors

Plats: See Exhibit "A" attached to this Management Certificate

Declarations/Restrictive Covenants: See Exhibit "B" attached to this Management Certificate

Other Dedicatory Instruments: See Exhibit "C" attached to this Management Certificate; See also Association website for subsequent documents or amendments

Association Mailing Address: P.O. Box 62
 Midlothian, Texas 76065

Association Website: www.crystalforestestates.com

To Request a Resale Certificate, Contact: mail@crystalforestestates.com

CRYSTAL FOREST ESTATES HOMEOWNERS ASSOCIATION,
 a Texas non-profit corporation

By: _____

Secretary / Treasurer

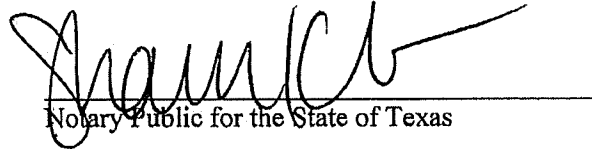
[ACKNOWLEDGMENT AND EXHIBITS FOLLOW]

ACKNOWLEDGMENT

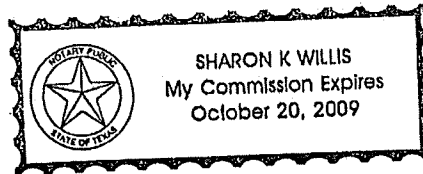
STATE OF TEXAS §
COUNTY OF ELLIS §

BEFORE ME, the undersigned authority, on this day personally appeared Cheryl Estes, known to me to be the person whose name is subscribed above, and acknowledged to me that she executed this instrument for the purposes therein expressed on behalf of said corporation.

SUBSCRIBED AND SWORN TO BEFORE ME on this 8 day of May, 2009.


Notary Public for the State of Texas

OCT 20, 2009
My Commission Expires

**AFTER RECORDING, RETURN TO:**

Riddle & Williams, P.C.
3710 Rawlins Street, Suite 1400
Dallas, Texas 75219

EXHIBIT "A"**RECORDED PLATS**

Final Plat of Crystal Forest Estates, Phase One, an addition in Ellis County, Texas, recorded January 24, 2003, in the Real Property Records of Ellis County, Texas, at Cabinet F, Slide 253, as Instrument Number 0302520, with the Property Owner / Developer identified as Glass Equities, L.L.C.

Final Plat of Crystal Forest Estates, Phase Two, an addition in Ellis County, Texas, recorded in the Real Property Records of Ellis County, Texas, at Cabinet F, Slide 252, with the Property Owner / Developer identified as Glass Equities, L.L.C.

Final Plat (Replat) of Lots 1R & 4R in Block A of Crystal Forest Estates, Phase Two, an addition in Ellis County, Texas, recorded March 18, 2003, in the Real Property Records of Ellis County, Texas, at Cabinet F, Slide 279, as Instrument Number 0308498, with the Property Owner / Developer identified as Glass Equities, L.L.C.

Final Plat of Crystal Forest Estates, Phase Three, an addition in Ellis County, Texas, recorded January 27, 2003, in the Real Property Records of Ellis County, Texas, at Cabinet F, Slide 257-259, as Instrument Number 0302680, with the Property Owner / Developer identified as Glass Equities, L.L.C.

Final Plat (Replat) of Lots 45R & 46R in Block A of Crystal Forest Estates, Phase Three, an addition in Ellis County, Texas, recorded April 7, 2003, in the Real Property Records of Ellis County, Texas, at Cabinet F, Slide 294, as Instrument Number 0310780, with the Property Owner / Developer identified as Glass Equities, L.L.C.

Final Plat for Crystal Forest Estates, Phase Four, an addition in Ellis County, Texas, recorded in the Real Property Records of Ellis County, Texas, at Volume 1218, Page 697, with the Property Owner / Developer identified as Glass Equities, L.L.C.

Simplified Plat of Lot 5 in Block B of Crystal Forest Estates, Phase Four, an addition in Ellis County, Texas, recorded May 15, 2003, in the Real Property Records of Ellis County, Texas, at Cabinet F, Slide 322, as Instrument Number 0315658, with the Property Owner / Developer identified as Glass Equities, L.L.C.

Final Plat of Crystal Forest Estates, Phase Five, an addition in Ellis County, Texas, recorded September 11, 2003, in the Real Property Records of Ellis County, Texas, at Cabinet F, Slide 396-398, as Instrument Number 0330729, with the Property Owner / Developer identified as Glass Equities, L.L.C.

Replat of Lots 53R & 54R in Block C and 1.876 Acre Common Area of Crystal Forest Estates, Phase Five, an addition in Ellis County, Texas, recorded May 17, 2004, in the Real Property Records of Ellis County, Texas, at Cabinet G, Slide 140, as Instrument Number 0415417, with the Property Owner / Developer identified as Glass Equities, L.L.C.

Final Plat for Crystal Forest Estates, Phase Six, an addition in Ellis County, Texas, recorded September 18, 2003, in the Real Property Records of Ellis County, Texas, at Cabinet G, Slide 001-003, as Instrument Number 0331704, with the Property Owner / Developer identified as Glass Equities, L.L.C.

02452 0627

VOL. PG.

Revised Plat of Lot 10R in Block G of Crystal Forest Estates, Phase Six, an addition in the ETJ of the City of Midlothian and in Ellis County, Texas, recorded September 19, 2005, in the Real Property Records of Ellis County, Texas, at Cabinet H, Slide 41, as Instrument Number 0529140, with the Property Owner identified as Texas Heritage Custom Homes.

Final Plat for Crystal Forest Estates, Phase Seven, an addition in the City of Midlothian and in Ellis County, Texas, recorded November 3, 2004, in the Real Property Records of Ellis County, Texas, at Cabinet G, Slide 250-252, as Instrument Number 0434593, with the Property Owner / Developer identified as Manor on the Green, L.P.

Amended Plat of Lot 16A in Block G and Lots 7A, 8A & 9A in Block H of Crystal Forest Estates, Phase Seven, an addition in the City of Midlothian and in Ellis County, Texas, recorded May 9, 2005, in the Real Property Records of Ellis County, Texas, at Cabinet G, Slide 362, as Instrument Number 0513977, with the Property Owner / Developer identified as Manor on the Green, L.P.

EXHIBIT "B"**DEED RESTRICTIONS / DECLARATIONS**

Declaration of Restrictions, Covenants, and Conditions of Crystal Forest Estates, Phase I, II, III, executed December 16, 2002, and recorded in the Real Property Records of Ellis County, Texas.

Declaration of Restrictions, Covenants, and Conditions of Crystal Forest Estates, Phase IV, executed May 15, 2003, and recorded August 18, 2003, in the Real Property Records of Ellis County, Texas, at Volume 01965, Page 0550, as Instrument Number 0327275.

Declaration of Restrictions, Covenants, and Conditions of Crystal Forest Estates, Phase V, executed May 19, 2003, and recorded August 18, 2003, in the Real Property Records of Ellis County, Texas, at Volume 01973, Page 1020, as Instrument Number 0330731.

Declaration of Restrictions, Covenants, and Conditions of Crystal Forest Estates, Phase VI, executed August 18, 2003, and recorded September 18, 2003, in the Real Property Records of Ellis County, Texas, at Volume 01975, Page 2069, as Instrument Number 0331706.

Declaration of Restrictions, Covenants, and Conditions of Crystal Forest Estates, Phase VII, executed May 4, 2005, and recorded May 18, 2005, in the Real Property Records of Ellis County, Texas, at Volume 02126, Page 0766, as Instrument Number 0515333.

And the foregoing as may be amended and/or supplemented from time to time.

EXHIBIT "C"

OTHER DEDICATORY INSTRUMENTS

Articles of Incorporation, filed with the Office of the Secretary of State on March 28, 2005, and recorded December 12, 2007, in the Real Property Records of Ellis County, Texas, at Volume 02356, Page 1078 *et seq.* as part of Clerk's Instrument No. 0735295.

Bylaws of Crystal Forest Estates Homeowners Association (adopted May 15, 2006) recorded May 15, 2006, in the Real Property Records of Ellis County, Texas, at Volume 02218, Page 0667 *et seq.* and as Clerk's Instrument No. 0614184.

Board of Directors Resolution Ratifying and Confirming Number of Directors and Officers (adopted June 12, 2007); recording information unavailable at the time of recording this Management Certificate.

Amendment to Bylaws of Crystal Forest Estates Homeowners Association (adopted 2008); recording information unavailable at the time of recording this Management Certificate.

Board of Directors Resolution Designating Architectural Control Committee (adopted September 11, 2007) recorded December 12, 2007, in the Real Property Records of Ellis County, Texas, at Volume 02356, Page 1078 *et seq.* as part of Clerk's Instrument No. 0735295.

And the foregoing as may be amended and/or supplemented from time to time.

8586 3750

02452 0630

VOL. PG.

SCANNED

Any provision herein which restricts the sale, rental, or use of this described real property because of color or race is invalid and unenforceable under federal law. STATE OF TEXAS, COUNTY OF ELLIS I hereby certify this instrument was filed on the date and time stamped herein and was duly recorded in the volume and page of the OFFICIAL PUBLIC RECORDS of Ellis County Texas as stamped hereon.



Cindy Kelley
COUNTY CLERK, ELLIS COUNTY, TEXAS

FILED FOR RECORD - ELLIS COUNTY, TX
INST NO. 0911329
on May 27, 2009 at 09:33:00 AM