

VG-364-2024-202400162839

Dallas County
John F. Warren
Dallas County Clerk

✓ Instrument Number: 202400162839

Real Property Recordings

Recorded On: August 14, 2024 10:54 AM

Number of Pages: 3

" Examined and Charged as Follows: "

Total Recording: \$29.00

***** 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: 202400162839
Receipt Number: 20240814000349
Recorded Date/Time: August 14, 2024 10:54 AM
User: Pamela G
Station: CC149

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

**MANAGEMENT CERTIFICATE FOR
EXCELSIOR WAY HOMEOWNERS' ASSOCIATION, INC.**

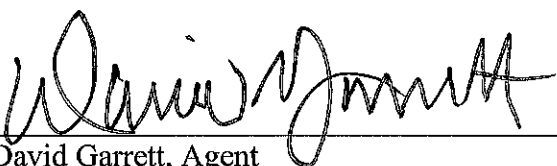
The undersigned hereby provides the following information as required by Texas Property Code Section 209.004.

1. The name of the subdivision is Excelsior Way Homeowners Association.
2. The name of the association is the Excelsior Way Homeowners Association, Inc.
3. The recording data for the subdivision is: Plat Record for Excelsior Way, filed on March 14, 1994, Document Number 012100020-1, in the Real Property Records of Dallas County, Texas.
4. The Amended Declaration was recorded on August 17, 1992, Real Property Records, Dallas County, Texas. Declaration filed February 18, 1993, Book 93033, page 0677. First Amendment Filed, December 16, 2016, Document #201600361932. Second Amendment filed January 15, 2020, Document # 20200073005.
5. The name and mailing address of the association is Excelsior Way 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; transfer fee to Guardian - \$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.

EXCELSIOR WAY HOMEOWNERS' ASSOCIATION, INC.

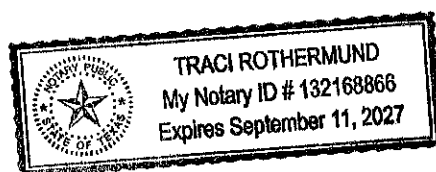
EXECUTED this 2 day of August 2024.

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 2nd day of August 2024, by David Garrett, of Guardian Association Management, LLC, Managing Agent of Excelsior Way Homeowners Association, Inc., a Texas non-profit corporation, on behalf of said non-profit corporation.




Notary Public, State of Texas