

**MANAGEMENT CERTIFICATE FOR  
DOMINION OF PLEASANT VALLEY HOMEOWNERS ASSOCIATION, INC.**

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

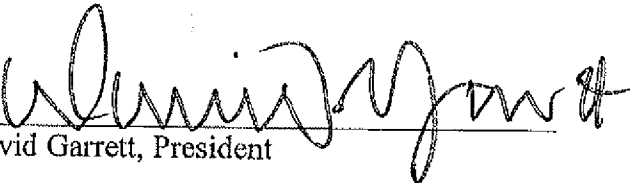
1. The name of the subdivision is Dominion of Pleasant Valley.
2. The name of the association is Dominion of Pleasant Valley Homeowners Association, Inc.
3. The recording data for the subdivision is:
  - a. Final Plat Dominion of Pleasant Valley, Phase 1, filed on February 11, 2016 as Document No. 201600036552 in the Official Public Records of Dallas County, Texas, and filed on February 11, 2016 as Document No. 20160211010000590 in the Official Public Records of Collin County, Texas;
  - b. Final Plat Dominion of Pleasant Valley, Phase 2, filed on April 26, 2018 as Document No. 201800109374 in the Official Public Records of Dallas County, Texas and filed on April 26, 2018 as Document No. 20180426010001840 in the Official Public Records of Collin County, Texas;
  - c. Final Plat Dominion of Pleasant Valley Phase 3, filed on May 24, 2021 as Document No. 202100154042 in the Official Public Records of Dallas County, Texas.
4. The Declaration was recorded on February 23, 2016 as Document No. 201600048699, Real Property Records, Dallas County, Texas, and also on February 24, 2016 as Document No. 20160224000211920, Real Property Records, Collin County, Texas.
5. The name and mailing address of the association is Dominion of Pleasant Valley 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 cap fee - \$200; 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.

DOMINION OF PLEASANT VALLEY HOMEOWNERS ASSOCIATION, INC.

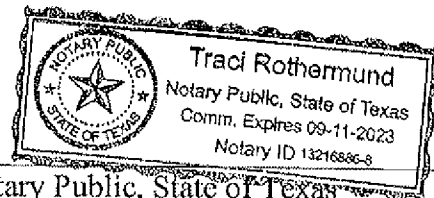
EXECUTED this 31<sup>st</sup> day of August 2021.

By: Guardian Association Management, LLC, Managing Agent

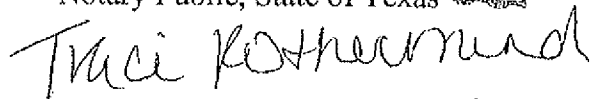
  
David Garrett, President

THE STATE OF TEXAS       §  
COUNTY OF DALLAS       §

This instrument was acknowledged before me on the 31<sup>st</sup> day of August 2021, by David Garrett, President of Guardian Association Management, LLC, Managing Agent of Dominion of Pleasant Valley 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

MANAGEMENT CERTIFICATE -



Filed and Recorded  
Official Public Records  
Stacey Kemp, County Clerk  
Collin County, TEXAS  
09/01/2021 01:07:18 PM  
\$30.00 DKITZMILLER  
20210901001780240

