


MARY LOUISE NICHOLSON
COUNTY CLERK

**MANAGEMENT CERTIFICATE FOR
GLENWYCK FARMS 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 Glenwyck Farms.
2. The name of the association is Glenwyck Farms Homeowners Association, Inc.
3. The recording data for the subdivision is:
 - a. Final Plat Glenwyck Farms, filed on March 31, 2000 as Document No. D200066201 in the Real Property Records, Tarrant County, Texas;
 - b. Amended Plat to the Final Plat Glenwyck Farms, filed on April 19, 2000 as Document No. D200082478 in the Real Property Records, Tarrant County, Texas.

4. The Declaration was recorded on April 20, 2000 as Instrument Number D200083227, Real Property Records, Tarrant County, Texas.

Amendments were recorded to the Declaration as follows:

First Amendment to the Declaration of Covenants and Restrictions for Glenwyck Farms, Westlake, Texas, recorded on April 19, 2021 as Instrument Number D221106755, Real Property Records, Tarrant County, Texas.

5. The name and mailing address of the association is Glenwyck Farms 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.Glenwyckfarms.com.

8. The amount and description of the fee(s) charged by the association relating to a property transfer in the subdivision include: capital improvement fee - \$600; 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.

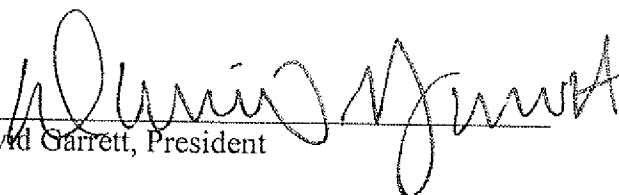
9. Prospective purchasers are advised to independently examine the Declaration, By-Laws, and all other governing documents of the association, together with obtaining an official Resale Certificate

and performing a comprehensive physical inspection of the lot/home and common areas, prior to purchase.

GLENWYCK FARMS HOMEOWNERS ASSOCIATION, INC.

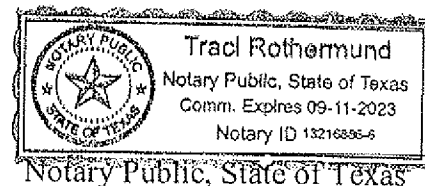
EXECUTED this 31 day of August 2021.

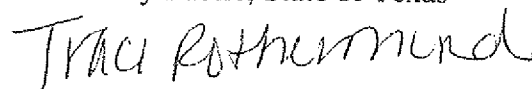
By: Guardian Association Management, LLC, Managing Agent


David Garrett, President

THE STATE OF TEXAS §
COUNTY OF DALLAS §

This instrument was acknowledged before me on the 31st day of August 2021, by David Garrett, President of Guardian Association Management, LLC, Managing Agent of Glenwyck Farms Homeowners Association, Inc., a Texas non-profit corporation, on behalf of said non-profit corporation.





AFTER RECORDING PLEASE RETURN TO:

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