

**MANAGEMENT CERTIFICATE FOR
DC RANCH ESTATES OWNERS ASSOCIATION**

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

1. The name of the subdivision is DC Ranch.
2. The name of the association is DC Ranch Owners Association.
3. The recording data for the subdivision is:
 - a. Final Plat of DC Ranch Phase 1, recorded on April 9, 2007, as Document No. 20070409010001240, in the Official Plat Records of Collin County, Texas;
 - b. Affidavit of Correction of Plat of DC Ranch, Phase 1, An Addition to Collin County, Texas, recorded on March 17, 2011, as Document No. 20110317000286850, in the Real Property Records of Collin County, Texas;
 - c. Final Plat of DC Ranch, Phase 2, recorded on November 20, 2015, as Document No. 20151120010004280, in the Official Plat Records of Collin County, Texas.
4. The Declaration was recorded on May 17, 2007 as Instrument Number 20070517000664660, Real Property Records, Collin County, Texas.

Amendments to the Declaration were recorded as follows:

- a. Supplemental Restrictions, Covenants and Conditions of DC Ranch, recorded on June 8, 2009 as Instrument Number 20090608000699780, Real Property Records, Collin County, Texas;
 - b. Amended and Restated Declaration of Restrictions, Covenants and Conditions of DC Ranch, recorded on March 11, 2013 as Instrument Number 20130311000318370, Real Property Records, Collin County, Texas;
 - c. Supplemental Declaration of Annexation for Phase 2 of DC Ranch, recorded on June 24, 2015 as Instrument Number 20150624000758180, Real Property Records, Collin County, Texas;
 - d. New Home Sales Amendment to Amended and Restated Declaration of Restrictions, Covenants and Conditions of DC Ranch, recorded on December 21, 2015 as Instrument Number 20151221001585800, Real Property Records, Collin County, Texas.
5. The name and mailing address of the association is DC Ranch Owners Association, 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: reserve fund fee - \$250; 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.

DC RANCH OWNERS ASSOCIATION

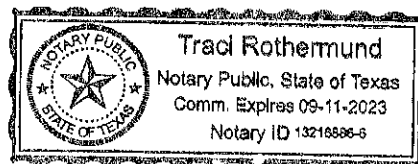
EXECUTED this 7 day of September 2021.

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 7th day of September 2021, by David Garrett, President of Guardian Association Management, LLC, Managing Agent of DC Ranch Owners Association, 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