

**MANAGEMENT CERTIFICATE FOR
HIGHLAND CROSSING NORTH 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 Highland Crossing North Homeowners Association.
2. The name of the association is the Highland Crossing North Homeowners Association, Inc.
3. The recording data for the subdivision is: Plat Record for Highland Crossing North, filed on July 18, 2022, Document Number 2022000111014, in the Real Property Records of Collin County, Texas.
4. The Declaration was recorded on July 18, 2022, Real Property Records, Collin County, Texas.
5. The name and mailing address of the association is Highland Crossing North 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: Capital Fee - \$300; owner to owner sales transfer fee \$75; resale certificate package - \$375; amendment to resale certificate - \$75; transfer fee to Guardian - \$350; transfer fee to Highland Crossing North-\$75; 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.

HIGHLAND CROSSING NORTH HOMEOWNERS' ASSOCIATION, INC.

EXECUTED this 16 day of July 2024.

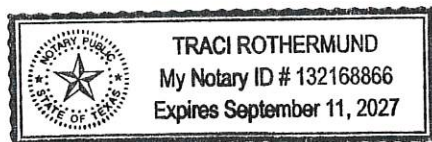
By: Guardian Association Management, LLC, Managing Agent

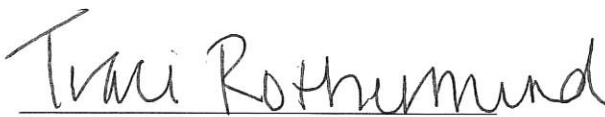


David Garrett, Agent

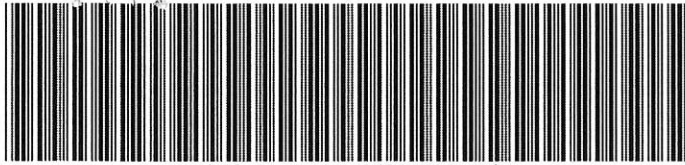
THE STATE OF TEXAS §
COUNTY OF COLLIN §

This instrument was acknowledged before me on the 16th day of July 2024, by David Garrett, of Guardian Association Management, LLC, Managing Agent of Highland Crossing North Homeowners Association, Inc., a Texas non-profit corporation, on behalf of said non-profit corporation.





Notary Public, State of Texas



VG-48-2024-2024000092518

**Collin County
Honorable Stacey Kemp
Collin County Clerk**

Instrument Number: 2024000092518

Real Property

HOMEOWNERS ASSOC DOCS

Recorded On: July 30, 2024 02:57 PM

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: 2024000092518
Receipt Number: 20240730000648
Recorded Date/Time: July 30, 2024 02:57 PM
User: Maria P
Station: Station 3

Record and Return To:

HIGHLAND CROSSING NORTH HOMEOWNERS ASSOCIATION
12700 HILLCREST ROAD, SUITE 234
DALLAS TX 75230



**STATE OF TEXAS
Collin 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 Public Records of Collin County, Texas**

Honorable Stacey Kemp
Collin County Clerk
Collin County, TX