

\*VG-364-2025-202500184497\*



Dallas County  
John F. Warren  
Dallas County Clerk

Instrument Number: 202500184497 ✓

Real Property Recordings

Recorded On: September 03, 2025 12:02 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: 202500184497  
Receipt Number: 20250903000519  
Recorded Date/Time: September 03, 2025 12:02 PM  
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  
HERITAGE CROSSING 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 Heritage Crossing at Delaware Creek.
2. The name of the association is Heritage Crossing at Delaware Creek Homeowners Association, Inc.
3. The recording data for the subdivision is:
  - a. Preliminary/Final Plat of Heritage Crossing Phase 1, filed on January 18, 2017, as Instrument Number 201700016438 in the Official Public Records of Dallas County, Texas;
  - b. Amended Plat of Heritage Crossing Phase 1, filed on March 22, 2017, as Instrument Number 201700081316 in the Official Public Records of Dallas County, Texas;
  - c. Preliminary/Final Plat of Heritage Crossing Phase 2, filed on October 18, 2019, as Instrument Number 201900279790 in the Official Public Records of Dallas County, Texas;
4. The Declaration was recorded on April 5, 2016, as Instrument Number 201600088496, Real Property Records, Dallas County, Texas.

Amendments to the Declaration were recorded as follows:

- a. First Amendment to Declaration of Covenants, Conditions and Restrictions for Delaware Creek at Heritage Crossing, recorded on June 9, 2017, as Instrument Number 201700163073, Real Property Records, Dallas County, Texas;
  - b. Supplemental Declaration of Covenants, Conditions and Restrictions for Heritage Crossing at Delaware Creek, recorded on August 22, 2018, as Instrument Number 201800225241, Real Property Records, Dallas County, Texas.
5. The name and mailing address of the association is Heritage Crossing at Delaware Creek 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 Leanne LaDew; 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 capital fee - \$445.54; builder's working capital fee -

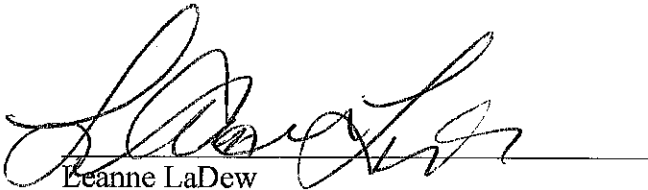
\$200; resale certificate package - \$375; amendment to resale certificate - \$75; inspection fee - \$150; transfer fee - \$350; bank owned property package - \$250; tiered rush fee - \$25 - \$150; lender questionnaire fee - \$175 - \$275; statement of account fee \$50 - \$100; TREC form update - \$50 - \$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.

HERITAGE CROSSING AT DELAWARE CREEK HOMEOWNERS' ASSOCIATION, INC.

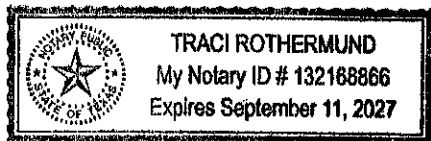
EXECUTED this 5<sup>th</sup> day of August 2025.

By: Guardian Association Management, LLC, Managing Agent

  
Leanne LaDew

THE STATE OF TEXAS           §  
COUNTY OF DALLAS         §

This instrument was acknowledged before me on the 5<sup>th</sup> day of August 2025, by Leanne LaDew, of Guardian Association Management LLC, Managing Agent of Heritage Crossing at Delaware Creek 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:

Guardian Association Management  
12700 Hillcrest Road, Ste 234  
Dallas, TX 75230

MANAGEMENT CERTIFICATE -