

**MANAGEMENT CERTIFICATE FOR  
HOMEOWNERS ASSOCIATION OF SICILY LAGUNA AZURE HOMEOWNERS  
ASSOCIATION, INC.**

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

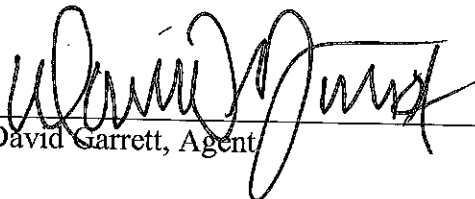
1. The name of the subdivision is Sicily Laguna Azure.
2. The name of the association is Sicily Laguna Azure Homeowners Association, Inc.
3. The recording data for the subdivision is: Plat of Sicily Laguna Azure Homeowners Association, recorded on January 15, 2024, as Filing Number 805383313, Plat Record, Collin County, Texas.
4. The Declaration was recorded on February 28, 2024, as Document Number 2024000022738, Real Property Records, Collin County, Texas.
5. The name and mailing address of the association is Sicily Laguna Azure, 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 capital fee – \$695; convenience fee- \$200; annual membership fee- \$1000; 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; statement of account fee- \$75 - \$100; statement of account update - \$75 - \$100; 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.

SICILY AZURE HOMEOWNERS ASSOCIATION, INC.

EXECUTED this 30 day of August 2024.

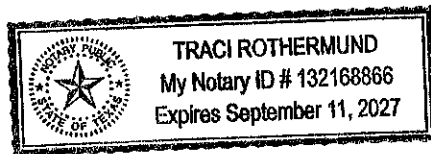
MANAGEMENT CERTIFICATE -


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 30<sup>th</sup> day of August 2024, by David Garrett, of Guardian Association Management, LLC, Managing Agent of Sicily Laguna Azure 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



\*VG-48-2024-2024000120540\*

Collin County  
Honorable Stacey Kemp  
Collin County Clerk

Instrument Number: 2024000120540

Real Property

HOMEOWNERS ASSOC DOCS

Recorded On: October 01, 2024 08:50 AM

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: 2024000120540  
Receipt Number: 20241001000163  
Recorded Date/Time: October 01, 2024 08:50 AM  
User: Maria P  
Station: Station 3

**Record and Return To:**

GUARDIAN ASSOCIATION MANAGEMENT  
12700 HILLCREST ROAD STE 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