

**AFTER RECORDING, RETURN TO:**

**Judd A. Austin, Jr.**

**Henry Oddo Austin & Fletcher, P.C.**

**1717 Main Street**

**Suite 4600**

**Dallas, Texas 75201**

STATE OF TEXAS §

§

COUNTY OF DALLAS §

**PROPERTY OWNERS' ASSOCIATION  
MANAGEMENT CERTIFICATE  
FOR  
THE HOMEOWNERS ASSOCIATION OF GEORGIAN PLACE, INC.**

This PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE ("*Certificate*") is made on behalf of THE HOMEOWNERS ASSOCIATION OF GEORGIAN PLACE, INC., a Texas non-profit corporation ("*Association*").

**WHEREAS**, Belle Vista, L.L.C., a Texas limited liability company, as the Declarant, executed and previously placed of record that certain Declaration of Covenants, Conditions and Restrictions for Georgian Place on December 4, 2000, in Volume 2000234, Page 04015, and Instrument No. 200001216120 of the Official Public Records of Dallas County, Texas ("*Declaration*") as supplemented or amended, is incorporated herein for all purposes.

**WHEREAS**, the Association has caused this Certificate to be prepared and filed in accordance with the provisions of the Texas Residential Property Owners Protection Act as provided in Section 209.004 of the Texas Property Code.

**NOW, THEREFORE**, the undersigned hereby certifies as follows on behalf of the Association:

1. **Name of the Subdivision.** The name of the subdivision which is the subject of the Declaration is Georgian Place.

2. **Name of the Association.** The name of the Association is The Homeowners Association of Georgian Place, Inc.

3. **Recording Data for the Subdivision.** The recording data for Georgian Place, an addition to the City of Coppell, Dallas County, Texas, is recorded as Instrument No. 199900581338 and Instrument No. 199900627642 in the Official Public Records of Dallas County, Texas, including all amendments, supplements, and replats thereto.

4. **Recording Data for the Declaration.** The recording data for the Declaration was recorded Volume 2000234, Page 04015, Instrument No. 200001216120, along with any and all amendments and supplements recorded in the Official Public Records of Dallas County, Texas.

5. **Name and Contact Information for the Association or the Managing Agent of the Association.** The current mailing address for the Association is c/o Patrick Brandt, 163 Georgian Drive, Coppell, Texas 75019, telephone number is (940) 453-9405, and e-mail address is hoageorgianplace@gmail.com.

6. **Fees Due Upon Property Transfer.** Fees charged relating to a property transfer are:

Type of Property Transfer	Dollar Amount
Resale Certificate/Disclosure Package	up to \$375.00
Resale Disclosure Update (within 60 days of original request)	\$75.00

7. **Resale Certificates and Other Information.** Resale Certificates and other information regarding the Association may be requested by contacting the Association c/o Patrick Brandt, by mail at 163 Georgian Dr., Coppell, Texas 75019, by telephone number at (940) 453-9405, or by e-mail at hoageorgianplace@gmail.com.

**IN WITNESS WHEREOF**, the undersigned has caused this Certificate to be executed on behalf of the Association in compliance with Section 209.004 of the Texas Property Code. This Certificate shall serve to take the place of all Management Certificates previously filed on behalf of the Association.

**ASSOCIATION:**

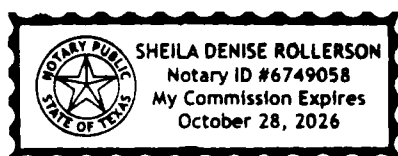
**THE HOMEOWNERS  
ASSOCIATION OF GEORGIAN PLACE, INC.,  
a Texas non-profit corporation**

By: Patrick T. Brandt  
Patrick T. Brandt  
Its: President

STATE OF TEXAS       §  
                                  §  
COUNTY OF DALLAS   §

This instrument was acknowledged before me on the 7<sup>th</sup> day of February, 2024, by Patrick T. Brandt, President of The Homeowners Association of Georgian Place, Inc., a Texas non-profit corporation.

Sheila Denise Rollerson  
Notary Public, State of Texas



**Dallas County  
John F. Warren  
Dallas County Clerk**

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**Instrument Number:** 202400032605

eRecording - Real Property

**Recorded On:** February 16, 2024 10:43 AM

**Number of Pages:** 3

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**" Examined and Charged as Follows: "**

Total Recording: \$29.00

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**\*\*\*\*\* 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:** 202400032605  
**Receipt Number:** 20240216000304  
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**Station:** Cc147

**Record and Return To:**

CSC Global



**STATE OF TEXAS  
COUNTY OF DALLAS**

**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