

MANAGEMENT CERTIFICATE FOR
WYLIE LAKES OWNERS 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 Wylie Lakes.
2. The name of the association is Wylie Lakes Owners Association, Inc.
3. The recording data for the subdivision is:
 - a. Amended Plat, Wylie Lakes, Phase 1A, filed on January 31, 2007 as Document No. 20070131010000260 in Cabinet 2007, Slides 36-37 in the Real Property Records of Collin County, Texas, having previously been recorded on November 1, 2006 as Document No. 20061101010004710 in Cabinet 2006, Slide 721 in the Real Property Records of Collin County, Texas;
 - b. Amended Plat, Wylie Lakes, Phase 1B, filed on September 12, 2007 as Document No. 20070912010003320 in Cabinet 2007, Slides 498-499 in the Real Property Records of Collin County, Texas, having previously been recorded on January 31, 2007, as Document No. 20070131010000270 in Cabinet 2007, Slides 38-39, and on November 1, 2006 as Document No. 20061101010004720 in Cabinet 2006, Slide 723, the Real Property Records of Collin County, Texas;
 - c. Final Plat, Wylie Lakes, Phase 2A, filed on December 12, 2013 as Document No. 20131212010003530 in Cabinet 2013, Slides 543-544 in the Real Property Records of Collin County, Texas;
 - d. Final Plat, Wylie Lakes, Phase 2B, filed on December 12, 2013 as Document No. 20131212010003540 in Cabinet 2013, Slides 545-546 in the Real Property Records of Collin County, Texas;
 - e. Certificate of Correction – Lot 34, Block A, Wylie Lakes, Phase 2A, filed on May 6, 2015 as Document No. 20150506000526960 in Cabinet 2015, Slide 543 in the Real Property Records of Collin County, Texas;
4. The Declaration was recorded on July 3, 2007 as Instrument Number 20070703000911700, Real Property Records, Collin County, Texas.

Amendments to the Declaration were recorded as follows:

- a. Correction Amendment of Appendix A Re: Lot 59, Block #, Wylie Lakes Phase 1B, recorded on August 31, 2007 as Instrument Number 20070831001218210, Real Property Records, Collin County, Texas;
- b. Supplemental Declaration for Phases 2A & 2B of Wylie Lakes, recorded on March 11, 2014 as Instrument Number 20140311000226800, Real Property Records, Collin County, Texas;

c. Build-Out Amendment to Declaration of Covenants, Conditions & Restrictions for Wylie Lakes, recorded on April 4, 2014 as Instrument Number 20140404000325490, Real Property Records, Collin County, Texas.

5. The name and mailing address of the association is Wylie Lakes Owners 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.

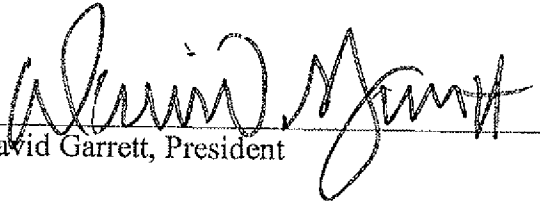
8. The amount and description of the fee(s) charged by the association relating to a property transfer in the subdivision include: Rsv fee \$135; resale certificate package - \$375; amendment to resale certificate - \$75; inspection fee - \$150; transfer fee - \$275; bank owned property package - \$250; 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.

WYLIE LAKES OWNERS ASSOCIATION, INC.

EXECUTED this 31st day of August 2021.

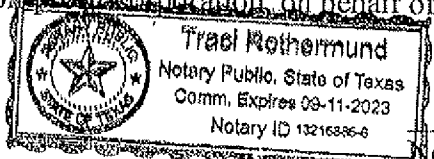
By: Guardian Association Management, LLC, Managing Agent



David Garrett, President

THE STATE OF TEXAS §
COUNTY OF DALLAS §

This instrument was acknowledged before me on the 31st day of August 2021, by David Garrett, President of Guardian Association Management, LLC, Managing Agent of Wylie Lakes Owners Association, Inc., a Texas non-profit corporation, on behalf of said non-profit corporation.



Traci Rothermund
Notary Public, State of Texas
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AFTER RECORDING PLEASE RETURN TO:

Julie E. Blend
DEALEY BLEND PC
3300 Oak Lawn Ave., Suite 403B
Dallas, Texas 75219



Filed and Recorded
Official Public Records
Stacey Kemp, County Clerk
Collin County, TEXAS
09/01/2021 01:08:48 PM
\$34.00 DKITZMILLER
20210901001780280

Stacey Kemp