

**PROPERTY OWNERS' ASSOCIATION  
MANAGEMENT CERTIFICATE FOR  
CEDARS TOWNHOMES OWNERS ASSOCIATION,  
INC.**

This MANAGEMENT CERTIFICATE (this "*Certificate*") is made on behalf of CEDARS TOWNHOMES OWNERS ASSOCIATION, INC., a Texas non-profit corporation (the "*Association*").

**W I T N E S S E T H :**

**WHEREAS**, the undersigned, being an officer of Gulf Professional Property Management, Inc., ("Gulf PPM") managing agent of Cedar Townhomes Owners Association, Inc., a non-profit corporation organized and existing under the laws of the State of Texas, 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. This document supersedes any prior Management Certificate filed by the Association.

**NOW, THEREFORE**, the undersigned hereby certifies as follows on behalf of the Association: Cedars Townhomes Owners Association, Inc.

1. **Name of the Subdivision.** The name of the subdivision which is the subject of the Declaration is The Cedars Townhomes.

2. **Name and Mailing Address of the Association.** The name of the Association is Cedars Townhomes Owners Association, Inc., and its mailing address is c/o Gulf PPM, 5763 State Highway 205, Suite 102-B, Rockwall, Texas 75032.

3. **Recording Data for the Subdivision.** The recording data for The Cedars Townhomes subdivision according to the map or plat therefore recorded in Cabinet I, Slide 59, Plat Records, Official Public Records of Hunt County, Texas.

4. **Recording Data for the Declaration.** The recording data for the Declaration is in Declaration of Covenants, Conditions, & Restrictions for The Cedars Townhomes, recorded in Instrument No. 2019-12888, Official Public Records of Hunt County, Texas.

5. **Name and Contact Information for the Association or the Managing Agent of the Association.** The Association's managing agent is Gulf PPM, 5763 State Highway 205, Suite 102-B, Rockwall, Texas 75032, phone number (469) 600-5080, and email [CustomerService@GulfPPM.com](mailto:CustomerService@GulfPPM.com).

6. **Website.** The Association's website may be found at [www.portal.gulfppm.com](http://www.portal.gulfppm.com).

7. **Fees Due Upon Property Transfer.** Fees charged relating to a property transfer are as follows:

Description	Fee
Resale Certificate	\$325.00
Transfer Fee	\$100.00
Rush Fee ( <i>within 24 hours</i> )	\$75.00
Resale Certificate Update Fee	\$75.00
Working Capital	\$475.00

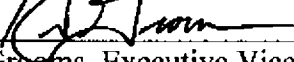
8. **Resale Certificates.** Resale Certificates may be requested by contacting the Association at [www.GulfPPM.com/ResaleRequests](http://www.GulfPPM.com/ResaleRequests). The telephone number for Gulf PPM, Inc. is (469) 600-5080.

**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:**

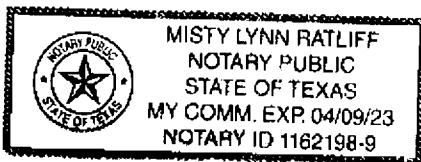
**CEDARS TOWNHOMES OWNERS  
ASSOCIATION, INC.,**  
a Texas non-profit corporation

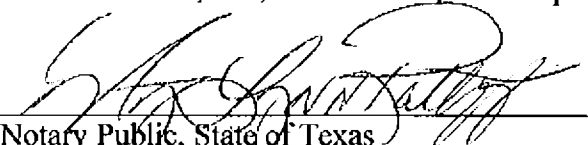
By: Gulf Professional Property  
Management, Inc., Managing Agent

By:   
Kris Grooms, Executive Vice President

STATE OF TEXAS       §  
                                  §  
COUNTY OF DALLAS   §

This instrument was acknowledged before me on the 26 day of MAY, 2022, by Kris Grooms, Executive Vice President with Gulf Professional Property Management, Inc., the Managing Agent of Cedars Townhomes Owners Association, Inc., a Texas non-profit corporation.



  
Notary Public, State of Texas

**THE STATE OF TEXAS  
COUNTY OF HUNT**

I hereby certify that this instrument was FILED on the  
date and time stamped hereon by me and was duly  
RECORDED in the Records of Hunt County, Texas  
2022-12550

05/27/2022 08:50:43 AM



A handwritten signature in black ink, reading "Becky Landrum", is written over the seal.

Becky Landrum, County Clerk  
Hunt, Texas