

**MANAGEMENT CERTIFICATE FOR
CORONADO FOREST HOMEOWNERS ASSOCIATION**

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

1. The name of the subdivision is Coronado Forest.
2. The name of the association is Coronado Forest Homeowners Association.

3. The recording data for the subdivision is:

Final Plat of Coronado Forest, filed on April 10, 2003 as Instrument Number 200302276583 in Volume 2003068, Page 30 in the Official Public Records of Dallas County, Texas.

4. The Declaration was recorded on August 20, 2003 as Instrument Number 200302484186, Real Property Records, Dallas County, Texas.

Amendments to the Declaration were recorded as follows:

- a. Coronado Forest Homeowners Association Declaration of Restrictions and Covenants, recorded on January 16, 2007 as Instrument Number 20070019929, Real Property Records, Dallas County, Texas.

- b. Amended and Restated Declaration of Restrictions and Covenants, recorded on November 04, 2014 as part of Instrument Number 201400282448, Real Property Records, Dallas County, Texas.

5. The name and mailing address of the association is Coronado Forest Homeowners Association, 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: two months of annual assessments; 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.

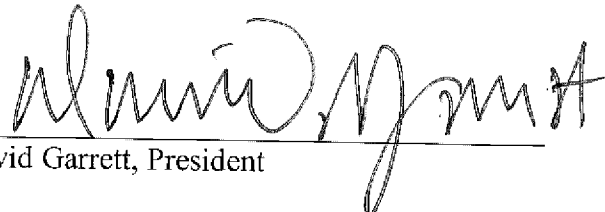
9. Prospective purchasers are advised to independently examine the Declaration, By-Laws, and all other governing documents of the association, together with obtaining an official Resale Certificate

and performing a comprehensive physical inspection of the lot/home and common areas, prior to purchase.

CORONADO FOREST HOMEOWNERS ASSOCIATION

EXECUTED this 7 day of September 2021.

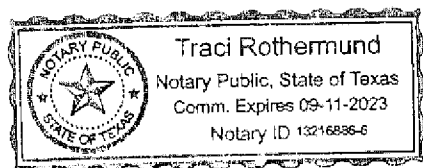
By: Guardian Association Management, LLC, Managing Agent

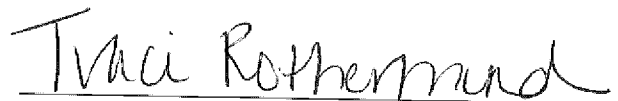


David Garrett, President

THE STATE OF TEXAS §
COUNTY OF DALLAS §

This instrument was acknowledged before me on the 7th day of September 2021, by David Garrett, President of Guardian Association Management, LLC, Managing Agent of Coronado Forest Homeowners Association, a Texas non-profit corporation, on behalf of said non-profit corporation.





Notary Public, State of Texas

AFTER RECORDING, PLEASE RETURN TO:

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

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

Instrument Number: 202100267530

eRecording - Real Property

Recorded On: September 08, 2021 11:39 AM

Number of Pages: 3

" Examined and Charged as Follows: "

Total Recording: \$30.00

******* 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: 202100267530
Receipt Number: 20210907001161
Recorded Date/Time: September 08, 2021 11:39 AM
User: Daniel M
Station: CC03

Record and Return To:

Simplifile



**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

A handwritten signature in black ink, likely belonging to John F. Warren, the Dallas County Clerk.