MANAGEMENT CERTIFICATE
FOR
300 HERITAGE CROSSING TOWNHOMES ASSOCIATION, INC.

This Management Certificate is established on March 1, 2023 for 300 Heritage Crossing Townhomes Association, Inc., a Texas nonprofit corporation (the "Association"). Capitalized terms used in this Management Certificate which are not defined shall have the meanings given to such terms in the Declaration, hereinafter defined.

RECITALS:

WHEREAS, Housing Channel, a Texas nonprofit (the "Declarant") recorded that certain Declaration of Covenants, Conditions and Restrictions for 300 Heritage Crossing Townhomes on February 22, 2023, as Document No. 202300033502 in the Official Public Records of Dallas County, Texas, as may be amended and supplemented (the "Declaration").

WHEREAS, Declarant established the Association by filing the Certificate of Formation with the Texas Secretary of State on December 22, 2022 as File No. 804862649.

WHEREAS, Declarant recorded the Bylaws of the Association on February 22, 2023, as Document No. 202300033503 in the Official Public Records of Dallas County, Texas, as may be amended and supplemented, to which Bylaws the Certificate of Formation was attached and also recorded.

NOW THEREFORE, the undersigned Manager of the Association certifies to the following information:

1. Name of Subdivision: The subdivision is named 300 Heritage Crossing Townhomes and includes the property described in the Declaration.

2. Name of Association: 300 Heritage Crossing Townhomes Association, Inc.

3. Recording Information for the Declaration: Declaration of Covenants, Conditions and Restrictions for 300 Heritage Crossing Townhomes recorded on February 22, 2023 as Document No. 202300033502 in the Official Public Records of Dallas County, Texas, as may be amended and supplemented.

4. Contact Persons and Mailing Address of the Association: The Association is managed by Partnership Realty Services, LLC, a subsidiary of Housing Channel, a Texas nonprofit (the "Manager"). The current mailing address for the Association is 300 Heritage Crossing Townhomes Association, Inc. c/o Housing Channel, 2900 Airport Freeway, Fort Worth, Texas 76111. The telephone number of the Manager is 817-877-3566 and the email address is ssmyth@housingchannel.org.

5. Community Website: Section 207.006 of the Texas Property Code does not apply to 300 Heritage Crossing Townhomes per Section 207.006(a) and the Association does not have a website address where the Governing Documents are available.

6. Request for Association Information: Any information described in Section 209.004 of the Texas Property Code, as may be amended, may be requested by contacting the Association by mail c/o 300 Heritage Crossing Townhomes Association, Inc. c/o Housing Channel, 2900 Airport Freeway, Fort Worth, Texas 76111 or by email to ssmyth@housingchannel.org.

7. Property Transfer Fees: Fees that may be charged by the Association upon the sale and conveyance of a Lot are described in Section 6.1 of the Declaration. Fees are not charged by the Manager in connection with the sale and conveyance of Lots are as follows:

Resale Certificate Fee (including updates)	$ 75.00
Association Admin/Ownership Transfer Fee	$275.00
Lender Questionnaires and Estoppel Fee	$100.00

IN WITNESS WHEREOF, the undersigned Manager of the Association possesses the power and authority to execute this Certificate and has caused this certificate to be executed as of the date first above written.

MANAGER:

Housing Channel,
a Texas nonprofit corporation

By: _____
Donna VanNess, President

This instrument was acknowledged before me on the 5 day of March, 2024 by Donna VanNess, the President of Housing Channel, a Texas nonprofit corporation, on behalf of said corporation.

TANYA MURILLO
Notary Public, State of Texas
Comm. Expires 01-28-2027
Notary ID 131876969

_____
Notary Public, State of Texas

AFTER RECORDING RETURN TO:
300 Heritage Crossing Townhomes Association, Inc.
c/o Housing Channel
2900 Airport Freeway
Fort Worth, Texas 76111

Dallas County
John F. Warren
Dallas County Clerk

Instrument Number: 202400048193

eRecording - Real Property

Recorded On: March 11, 2024 09:18 AM

Number of Pages: 4

" Examined and Charged as Follows: "

Total Recording: $33.00

********** **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:	202400048193
Receipt Number:	20240308001077
Recorded Date/Time:	March 11, 2024 09:18 AM
User:	Lynn G
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