

MANAGEMENT CERTIFICATE

This Management Certificate is recorded pursuant to Section 209.004 of the Texas Property Code.
This amends all prior Management Certificates filed for this Association.

This MANAGEMENT CERTIFICATE (this "Certificate") is made effective as of January 23, 2025 by Settler's Glen Homeowners Association, Inc. a/k/a Settler's Glen Development, a Texas non-profit corporation (the "Association").

WITNESSETH:

WHEREAS, the Declarant for Settler's Glen Development has previously placed of record that certain Declaration of Covenants, Conditions and Restrictions for Settler's Glen Development filed of record on or about March 7, 2006 (the "Declaration") and recorded at Instrument #0606581 in the Real Property Records of Ellis County, Texas, which Declaration is incorporated herein for all purposes.

WHEREAS, Declarant has created the Association for the benefit of Settler's Glen Development.

WHEREAS, the Association was duly formed on February 23, 2006, as Settler's Glen Homeowners Association, Inc. a/k/a Settler's Glen Development.

WHEREAS, the Association has caused this Certificate to be prepared and filed in accordance with the provisions of the Texas Property Code as provided in Section 209 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 subject to the Declaration is Settler's Glen Development.
2. **Name of the Association.** The name of the Association is the Settler's Glen Homeowners Association, Inc. a/k/a Settler's Glen Development and is located at Ellis County, Texas. The mailing address for the Association is RealManage, LLC, P.O. Box 803555, Dallas, TX 75380.
3. **Recording Data for the Subdivision.** The Declaration, Bylaws and Plats to the subdivision and any amendments, supplements and additions thereto have been recorded in the Ellis County Clerk's office.
4. **Recording Data for the Declaration.** The Declaration for the Association was filed on or about March 7, 2006 (the "Declaration") recorded at Instrument #0606581 in the Real Property Records of Ellis County, Texas; which Declaration is incorporated herein for all purposes and any amendments or supplements thereto.

The Declaration was amended as follows:

- On or about December 30, 2009 at Instrument #0927981.

5. **The Name and Mailing Address of Managing Agent.** The Association's managing agent is:

RealManage, LLC
P.O. Box 803555
Dallas, TX 75380

6. Manager of the Association. The telephone number for the manager of the Association is 866-473-2573 and the email address for the manager of the Association is setglen@ciramail.com

7. Website for the Association. The website for the Association is www.ciranet.com/residentportal.

8. Resale Certificates: Resale Certificates may be requested via the RealManage Closing Portal at www.realmanage.com/closingportal. The costs in regard to Resale Certificates/Transfer Fees are below:

- a. Resale Certificate- \$375.00
- b. Conveyance/Transfer Fee- \$325.00
- c. Refinance Fee- \$250.00
- d. Statement of Account- \$295.00

IN WITNESS WHEREOF, the undersigned has caused this Certificate to be executed as of the date first above written.

ASSOCIATION:

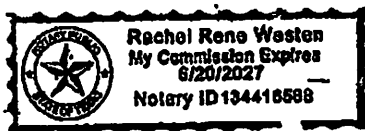
Settler's Glen Homeowners Association, Inc. a/k/a
Settler's Glen Development, a Texas non-profit
corporation

By: Emily Dale
Authorized Representative for
Settler's Glen Homeowners Association, Inc.
a/k/a Settler's Glen Development

THE STATE OF TEXAS §
COUNTY OF ELLIS §

This instrument was acknowledged before me on this 29 day of January, 2025 by Emily Dale, Authorized Representative for Settler's Glen Homeowners Association, Inc. a/k/a Settler's Glen Development, a Texas non-profit corporation, on behalf of such corporation.

Notary Public In and for the State of Texas



Rachel Rene Westen
Notary Public Signature

STATE OF TEXAS COUNTY OF ELLIS
I hereby certify this instrument was filed on the date
and time stamped hereon and was duly recorded in
the records of Ellis County, Texas as stamped hereon.
COUNTY CLERK, ELLIS COUNTY, TEXAS



Hughes Valley