

Kaufman County
Laura Hughes
County Clerk

Instrument Number: 2023-0003140

Billable Pages: 3
Number of Pages: 4

FILED AND RECORDED - REAL RECORDS	CLERKS COMMENTS
<p>On: 02/07/2023 at 03:03 PM</p> <p>Document Number: <u>2023-0003140</u></p> <p>Receipt No: <u>23-3077</u></p> <p>Amount: \$ <u>34.00</u></p> <p>Vol/Pg: <u>V:7970 P:420</u></p>	<p>E-RECORDING</p>



STATE OF TEXAS
COUNTY OF KAUFMAN

I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the Official Public Records of Kaufman County, Texas.

Laura A. Hughes

Laura Hughes, County Clerk

Recorded By: Maribel Vazquez, Deputy

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.

Record and Return To:

WINSTEAD PC - AUSTIN
401 CONGRESS AVENUE, SUITE 21
AUSTIN, TX 78701



**MANAGEMENT CERTIFICATE
OF
EASTLAND RESIDENTIAL COMMUNITY, INC.**

The undersigned, being an officer of Eastland Residential Community, Inc., a Texas nonprofit corporation (the "Association"), and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

1. The name of the subdivision: Eastland.
2. The name of the Association: Eastland Residential Community, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: That certain real property in Kaufman County, Texas, made subject to that certain Eastland Master Covenant [Residential] recorded as Document No. 2023-0003113 in the Official Public Records of Kaufman County, Texas, as the same may be amended from time to time (the "Covenant"), by the recording of one or more Notices of Applicability.
4. The recording data for the Covenant and any amendments to the Covenant: See Attachment 1 to this Management Certificate.
5. The name and mailing address of the Association: Eastland Residential Community, Inc., c/o PMP Management, 6800 Weiskopf Ave., Ste. 150, McKinney, TX 75070.
6. The name, mailing address, telephone number, and email address of the person managing the Association:

Name:	Eastland Residential Community, Inc., c/o PMP Management
Attn:	Nallely Valdez
Mailing Address:	6800 Weiskopf Ave., Ste. 150, McKinney, TX 75070
Telephone Number:	972-433-0646
Email Address:	<u>nvaldez@pmpmanage.com</u>

7. Website to access the Association's dedicatory instruments: www.pmpmanage.com
8. Amount and description of fees related to property transfer in the subdivision: The Association fees are in the following amounts:

Working Capital Assessment - one-half the amount of annual Regular Assessments for the year in which Lot is conveyed

Transfer Fee - \$185.00

Resale Certificate Fee - \$325.00

The Association fees cover all costs that the Association incurs related to a property transfer in the subdivision.

EASTLAND RESIDENTIAL COMMUNITY, INC.
MANAGEMENT CERTIFICATE

EXECUTED to be effective on the date this instrument is Recorded.

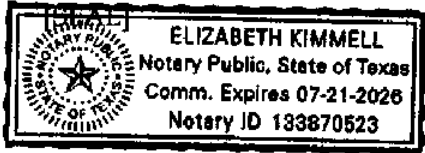
EASTLAND RESIDENTIAL COMMUNITY, INC., a
Texas nonprofit corporation

By: [Signature]
Name: Dillon Hartigan
Title: President

THE STATE OF TEXAS §
COUNTY OF Dallas §

This instrument was acknowledged before me on 7 day of ~~February~~ February 2023, by Dillon Hartigan, President of Eastland Residential Community, Inc., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

[Signature]
Notary Public Signature



AFTER RECORDING RETURN TO:
KRISTI E. STOTTS, ESQ.
WINSTEAD PC
401 CONGRESS AVE., SUITE 2100
AUSTIN, TEXAS 78701
EMAIL: KSTOTTS@WINSTEAD.COM

EASTLAND RESIDENTIAL COMMUNITY, INC.
MANAGEMENT CERTIFICATE

ATTACHMENT 1

1. Declaration of Covenants, Conditions and Restrictions Relating to the Kingsborough Education Foundation, Inc., recorded in Volume 2475, Page 190, Official Public Records of Kaufman County, Texas.
2. First Amendment to Declaration of Covenants, Conditions and Restrictions Relating to the Kingsborough Education Foundation, Inc., recorded under Document No. 2008-00011006, Official Public Records of Kaufman County, Texas.
3. Second Amendment to Declaration of Covenants, Conditions and Restrictions Relating to the Kingsborough Education Foundation, Inc., recorded under Document No. 2014-0013268, Official Public Records of Kaufman County, Texas.
4. Restated Notice of Private Transfer Fee Obligation to Heartland Education Foundation., recorded under Document No. 2021-0002826, Official Public Records of Kaufman County, Texas.
5. Eastland Master Covenant [Residential] recorded under Document No. 2023-0003113 in the Official Public Records of Kaufman County, Texas.
6. Eastland Development Area Declaration [Residential] recorded under Document No. 2023-0003118 in the Official Public Records of Kaufman County, Texas.
7. Eastland Adoption of Working Capital Assessment [Residential] recorded under Document No. 2023-0003123 in the Official Public Records of Kaufman County, Texas.
8. Eastland Community Manual [Residential] recorded under Document No. 2023-0003125 in the Official Public Records of Kaufman County, Texas.
9. Eastland Notice of Applicability [Residential] [Phases 1A and 2A] recorded under Document No. 2023-0003133 in the Official Public Records of Kaufman County, Texas.

#2023-0003140
Filed for Record in Kaufman County TX
02/07/2023 03:03:36 PM

EASTLAND RESIDENTIAL COMMUNITY, INC.
MANAGEMENT CERTIFICATE