

ESTATES OF WELLINGTON RUN COMMUNITY ASSOCIATION, INC.

MANAGEMENT CERTIFICATE

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

KNOWN ALL MEN BY THESE PRESENTS:

Pursuant to the provisions of Section 209.004 of the Texas Property Code, the undersigned property owner's association hereby records this Management Certificate for Estates of Wellington Run Community Association, Inc.

1. The name of the subdivision is: Estates of Wellington Run.
2. The name of the Association is: Estates of Wellington Run Community Association, Inc. (the "Association").
3. The recording data for the subdivision is as follows: See (i) Declaration of Protective Covenants for the Estates of Wellington Run, filed for record and recorded on January 20, 1995, as Instrument No. 199500130352, Volume 95013, Page 06268 *et seq.* of the Deed Records of Dallas County, Texas, (ii) Bylaws of The Estates of Wellington Run Community Association, Inc., filed for record and recorded on January 20, 1995, at Instrument No. 199500130351, Volume 95013, Page 06243 *et seq.* of the Deed Records of Dallas County, Texas, (iii) Final Plat Wellington Run Phase IV- B, filed for record and recorded on January 18, 1995, as Instrument No. 199500115008, Volume 95011, Page 02385 *et seq.* of the Deed Records of Dallas County, Texas, and (iv) Assignment of Sprinkler System and Landscaping Installation, Maintenance and License Agreement, filed for record and recorded on March 3, 1995, at Instrument No. 199500435606, Volume 95043, Page 03566 *et seq.* of the Deed Records of Dallas County, Texas.
4. The recording data for the Declaration is as follows: See Declaration of Protective Covenants for the Estates of Wellington Run, filed for record and recorded on January 20, 1995, as Instrument No. 199500130352, Volume 95013, Page 06268 *et seq.* of the Deed Records of Dallas County, Texas.
5. The name and mailing address of the Association: Estates of Wellington Run Community Association, Inc. P.O. Box 700095, Dallas, Texas 75370-0095, Email Address: wellingtonrunhoa@gmail.com.
6. The name and mailing address of the Association's Designated Representative: Cheri Stubblefield, P.O. Box 700095, Dallas, Texas 75370-0095, Email Address: wellingtonrunhoa@gmail.com.
7. Other information the Association considers appropriate: 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.

IN WITNESS WHEREOF, this Management Certificate is hereby executed by its duly authorized officer on the 20th day of Aug, 2015.

**ESTATES OF WELLINGTON RUN
COMMUNITY ASSOCIATION, INC.**

By: Lisa Smith
Lisa Smith, President

STATE OF TEXAS §
COUNTY OF Dallas §

This instrument was acknowledged before me on this 20th day of Aug, 2015, by Lisa Smith, President of Estates of Wellington Run Community Association, Inc., a Texas property owners association.

Elizabeth Ramos
Notary Public in and for the State of Texas

AFTER RECORDING PLEASE RETURN TO:
The Blend Law Firm, P.C.
14131 Midway Road, Suite 1240
Addison, Texas 75001

