


MARY LOUISE NICHOLSON
COUNTY CLERK

**CONDOMINIUM ASSOCIATION MANAGEMENT CERTIFICATE
FOR
SHADOWOOD TRAIL CONDOMINIUM ASSOCIATION, INC.**

STATE OF TEXAS §
 § **KNOW ALL PERSONS BY THESE PRESENTS:**
COUNTY OF TARRANT §

Pursuant to the provisions of Section 82.116 of the Texas Uniform Condominium Act, the undersigned property owners' association hereby records this Management Certificate for Shadowood Trail Condominium Association, Inc. This instrument corrects, amends, restates, and entirely replaces all management certificates for this subdivision that were previously recorded in the Real Property Records of Tarrant County, Texas.

1. The name of the community is Shadowood Trail
2. The name of the association is Shadowood Trail Condominium Association, Inc.
3. The location of the community is 2200 Maplewood Trail, Colleyville, TX 76034
4. The recording data for the Declaration is as follows:

Instrument

Declaration of Condominium for Shadowood Trail Condominium

Recording Data

Instrument No. D184539276, Condominium Records for Tarrant County, Volume 18, Page 10-26. June 27, 1984.

5. The name and mailing address of the association:

Shadowood Trail Condominium Association, Inc.
c/o Advanced Association Management, Inc.
18208 Preston Road
Suite D-9349
Dallas, TX 75252

6. The name, mailing address, telephone number, and e-mail address of the person managing the association or the association's designated representative is as follows:

Michele Hernandez
c/o Advanced Association Management, Inc.
Attn: AAM Accounting
18208 Preston Rd. Suite D-9349
Dallas, TX 75252
972-248-2238
michele@advancedassociationmgmt.com

7. The website address of any Internet website on which the association's dedicatory instruments are available in accordance with Section 207.006 is:

<https://advancedam.vmsclientonline.com>

8. The amount and description of a fee or fees charged by the association relating to a property transfer in the subdivision is as follows:

Resale Certificate Fee:	\$350.00
Expedited Fee-Delivery within 48 Hours	\$500.00
Rush Fee-Delivery within 72 Hours	\$450.00
Transfer Fee	\$250.00

9. Other information the association considers appropriate:

<https://advancedassociationmgmt.condocerts.com/resale/>

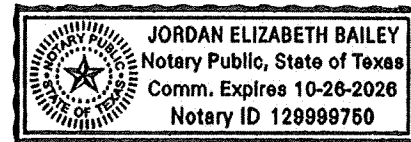
IN WITNESS WHEREOF, this Condominium Association Management Certificate is hereby executed by its duly authorized agent on this 18th day of November, 2022.

**Shadowood Trail Condominium Association,
Inc. a Texas non-profit corporation**

By: *Michele Hernandez*
Its: Duly Authorized Agent

ACKNOWLEDGMENT

STATE OF TEXAS §
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COUNTY OF TARRANT §



This instrument was acknowledged before me on the 18th day of November, 2022, by *Michele Hernandez*, of Shadowood Trail Condominium Association, Inc., a Texas non-profit corporation, on behalf of said non-profit corporation.

Jordan Bailey
Notary Public in and for the State of Texas
My Commission Expires: 10/26/2026