

**PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE  
FOR  
ATHENA CONDOMINIUM CO-OWNERS ASSOCIATION**

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THE STATE OF TEXAS                   §  
                                                     §  
COUNTIES OF DALLAS               §

The undersigned, being an Officer of Athena Condominium Co-Owners Association, a non-profit corporation organized and existing under the laws of the State of Texas, submits the following information pursuant to Section 82.116 of the Texas Property Code which supersedes any prior Management Certificate filed by the Association:

1. Name of Condominium: Athena Condominiums.
2. Name of Association: Athena Condominium Co-Owners Association
3. Location of the Condominium:
  - a. Athena Condominiums, 6335 West Northwest Highway, Dallas, TX 75225
  - b. Athena Condominiums is an addition to the city of Dallas in Dallas County, Texas. The plat is recorded in the Real Property Records of Dallas County, Texas as: Document 197200357960, Pages 22 through 239.
4. Recording Data for the Condominium Declaration:
  - a. Units in Athena Condominiums are subject to Condominium Declaration for Athena Condominium, recorded on June 13, 1972, as Document 197200357960 in the Real Property Records of Dallas County, Texas, as amended or supplemented from time to time:
    - i. First Amendment: Document 197200398282, recorded on August 10, 1972.
    - ii. Partial Amendment: Document 200101304044, recorded on March 6, 2001.
    - iii. Partial Amendment Document 200402796310, recorded on March 11, 2004.
5. Name and Mailing Address of the Association is: Athena Condominium Co-Owners Association c/o FirstService Residential Texas, Inc., 14951 North Dallas Pkwy., Suite 600, Dallas, TX 75254.
6. Name and Mailing Address of Person Managing the Association or Its Designated Representative is: Athena Condominium Co-Owners Association c/o FirstService Residential Texas, Inc., 14951 North Dallas Pkwy., Suite 600, Dallas, TX 75254.
7. Telephone Number to Contact the Association is: 214-871-9700.
8. Email Address to Contact the Association: Resale Certificates and other information regarding the Association may be requested by contacting the Association c/o FirstService Residential                   via                   <https://www.fsresidential.com/texas/resale-and-lender->

documents. Alternatively, you may contact the office for FirstService Residential by e-mail at [Mgmt-CertificateTX@fsresidential.com](mailto:Mgmt-CertificateTX@fsresidential.com).

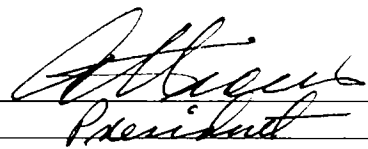
9. The Association's website is: <https://AthenaCondominium.connectresident.com>

10. Fees charged by the Association upon the sale or transfer of a Unit:

|                                                               |                         |
|---------------------------------------------------------------|-------------------------|
| Transfer Fee                                                  | \$340.00                |
| Resale Disclosure Package (6-10 days; 3-5 days; 1-2 days)     | \$375; \$450; \$500     |
| Resale Disclosure Update (within 60 days of original request) | \$75.00                 |
| Refinance Certificate Fee (6-10 days; 3-5 days; 1-2 days)     | \$150; \$225; \$275     |
| HOA Questionnaire (optional) – (Single Family)                | \$250.00                |
| Loan Estimate Questionnaire (optional) – (Single Family)      | \$100.00                |
| Custom Lender Form Mortgage Questionnaire – (Condominiums)    | \$350.00                |
| Uniform Condo Questionnaire (6-10 days; 3-5 days; 1-2 days)   | \$220; \$275; \$325     |
| Working Capital Fee/Reserves Contribution                     | Equal to 2 months' dues |

Executed on this the 15<sup>TH</sup> day of February 2024.

Athena Condominium Co-Owners Association, a  
Texas non-profit corporation

By: , Officer

THE STATE OF TEXAS

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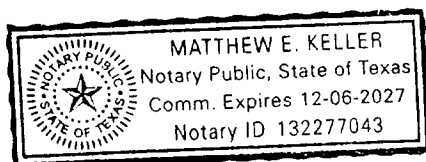
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ACKNOWLEDGMENT

COUNTY OF DALLAS

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BEFORE ME, the undersigned notary public, on this the 15 day of February 2024 personally appeared Anthony Francis, Officer of Athena Condominium Co-Owners Association known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that s/he executed the same for the purpose and in the capacity therein expressed and on behalf of the Association.



  
Notary Public in and for the State of Texas

**Dallas County  
John F. Warren  
Dallas County Clerk**

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**Instrument Number:** 202400032224

eRecording - Real Property

**Recorded On:** February 15, 2024 03:48 PM

**Number of Pages:** 3

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**" Examined and Charged as Follows: "**

Total Recording: \$29.00

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\*\*\*\*\* **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:** 202400032224  
**Receipt Number:** 20240215000896  
**Recorded Date/Time:** February 15, 2024 03:48 PM  
**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