



STATE OF TEXAS

§

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF DALLAS

§

§

This Management Certificate is executed by Zuma Court Townhomes Association, a homeowners association (the "Association"), in accordance with Section 209.004 of the Texas Property Code and supersedes any prior management certificate filed by the Association.

1. Name of the Community:

The name of the community is Zuma Court Townhomes.

2. Name of the Association:

The name of the homeowners association is Zuma Court Townhomes Association.

3. The location of the Community is:

Zuma Court Townhomes, BLK D/1990.

4. Recording Data for the Association:

Bennett Place Addition No.2, Lots 1A-1F, 2A2F, and Common Area A, Block D/1990. A replat of Lots 1 and 2, Block D/1990 of the V.S. Bowels Addition to the City of Dallas, John Grigsby Survey, Abstract No. 495, City of Dallas, Dallas County, Texas, City Plan File S134-053R.

5. Name and Contact Information of the Association's Management Company and Designated Representative:

The management and designated representative of the Association is Fletcher Community Partners, LLC, a professional management firm located at 8140 Walnut Hill Lane, Suite 530, Dallas, Texas 75231. Fletcher Community Partners may be contacted by phone at (214) 874-0900 or by fax at (214) 874-0900. Email correspondence should be directed to William F. Crawford at team@fletcher-cp.com. Additional information regarding management services is available on the website at www.fletcher-cp.com.

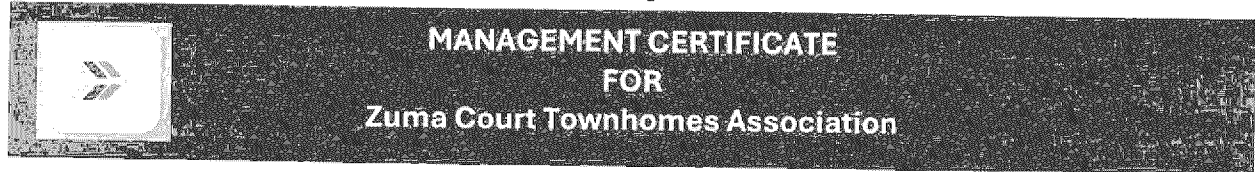
6. Name and Mailing Address of the Association:

The mailing address for the Association is:

Zuma Court Townhomes Association
c/o Fletcher Community Partners, LLC
8140 Walnut Hill Lane, Suite 530
Dallas, Texas 75231

7. Property Transfer Fee(s) Charged by the Association:

- Private Transfer Fees: \$0
- Capitalization Fees: \$0
- Resale Certificate Fee: \$375
- Resale Certificate Update: \$75
- Management Company Transfer of Ownership Fee: \$275
- Refinance Fee: \$200
- Rush Fees: From: \$35 to \$125



- Lender Questionnaire: From \$150 to \$250
- Statement of account: \$125


8. Restrictions and Enforcement:

The Association is governed by the covenants, conditions, and restrictions (CC&Rs) set forth in its governing documents, which include the Declaration of Covenants, Conditions, and Restrictions (CC&Rs), Bylaws, and Articles of Incorporation. These documents are available upon request at the office of the management company or at the Association's business office. Website for Dedicatory Instruments: www.fletcher-cp.com, select "Homeowner Login" on the top right, and enter your account credentials,

9. Filing of Certificate:

This Management Certificate is being filed with the County Clerk's office in accordance with Texas Property Code Section 209.004. A copy of this certificate will also be maintained in the Association's records. It shall be valid until a later Management Certificate is filed of record by the Association or a successor Manager, or until termination of this Management Certificate is filed of record, whichever is sooner.

Authorized Signatory for the Homeowners Association:


 By: William F. Crawford, Fletcher Community Partners, LLC, President
 Managing Agent for Zuma Court Townhomes Association, Duly Authorized Agent

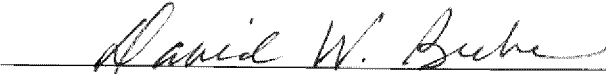
This certificate is executed and signed on this April 11, 2025.

Acknowledgement

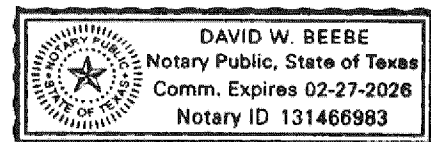
State of Texas
 County of Dallas

Before me, the undersigned authority, on this day, personally appeared William F. Crawford, known to me to be the person whose name is subscribed to the foregoing document and acknowledged to me that they executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this date April 11, 2025.


 David Beebe
 Notary Public in and for the State of Texas

My Commission Expires: Date 2-27-26



AFTER RECORDING PLEASE RETURN TO:
 Fletcher Community Partners, LLC
 8140 Walnut Hill Lane, Suite 530
 Dallas, Texas 75231

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

Instrument Number: 202500075852

eRecording - Real Property

Recorded On: April 15, 2025 08:52 AM

Number of Pages: 3

" Examined and Charged as Follows: "

Total Recording: \$29.00

******* 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: 202500075852
Receipt Number: 20250414000962
Recorded Date/Time: April 15, 2025 08:52 AM
User: Roger J
Station: CC150

Record and Return To:

Simplifile



**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

A handwritten signature in black ink, appearing to be "JF Warren".