

**AFTER RECORDING, RETURN TO:**

**Judd A. Austin, Jr.  
Henry Oddo Austin & Fletcher, P.C.  
1717 Main Street, Suite 4600  
Dallas, Texas 75201**

STATE OF TEXAS           §  
                                     §  
COUNTY OF DALLAS       §

**CONDOMINIUM ASSOCIATION  
MANAGEMENT CERTIFICATE  
FOR  
SHEA MED DISTRICT CONDOMINIUMS II**

This CONDOMINIUM ASSOCIATION MANAGEMENT CERTIFICATE (this "*Certificate*") is made on behalf of SHEA MED DISTRICT CONDOMINIUMS II, a Texas non-profit corporation (the "*Association*").

**WITNESSETH:**

**WHEREAS**, KAMINSKI DEVELOPMENT CORP, LLC, a Texas limited liability company, in its capacity as Declarant, executed and previously placed of record that certain Condominium Declaration for Shea Med District Condominiums II, filed on October 4, 2024, and recorded under Instrument No. 202400202030, in the Official Public Records of Dallas County, Texas (the "*Declaration*"), including any amendments thereof or supplements thereto are incorporated herein for all purposes.

**WHEREAS**, the Association has caused this Certificate to be prepared and filed in accordance with the provisions of the Texas Uniform Condominium Act as provided in Section 82.116 of the Texas Property Code.

**NOW, THEREFORE**, the undersigned hereby certifies as follows on behalf of the Association:

1.     **Name of the Condominium.** The name of the subdivision which is the subject of the Declaration is Shea Med District Condominiums II.
2.     **Name of the Association.** The name of the Association is Shea Med District Condominiums II, a Texas non-profit corporation.
3.     **Location of the Condominium.** The condominium is located at 2130 Shea Rd, City of Dallas, Dallas County, Texas, 75235.
4.     **Recording Data for the Declaration.** The Declaration is recorded Instrument No. 202400202030 in the Official Public Records of Dallas County, Texas, including all amendments thereof and supplements thereto.

5.     **Name and Contact information for the Association or the Managing Agent of the**

**Association.** The current mailing address for the Association is c/o AYW Management Company, 17130 Dallas Pkwy, Ste 140, Dallas, TX 75248, telephone number is 469-930-3727, and email is info@aywmanagement.com.

6. **Website.** The Association's website may be found at <https://ayw.cincwebaxis.com/>.

7. **Fees Due Upon Property Transfer.**

Type of Property Transfer	Dollar Amount
Resale Fee	\$350.00
Transfer Fee	\$200.00
Working Capital and Reserve Fee	\$850.00

8. **Resale Certificates and Other Information.** Resale Certificates and other information regarding the Association may be requested through <https://www.homewisedocs.com/>.

IN WITNESS WHEREOF, the undersigned has caused this Certificate to be executed on behalf of the Association in compliance with Section 82.116 of the Texas Property Code. This Certificate shall serve to take the place of all Management Certificates previously filed on behalf of the Association.

**ASSOCIATION:**

**SHEA MED DISTRICT CONDOMINIUMS II,  
a Texas non-profit corporation**

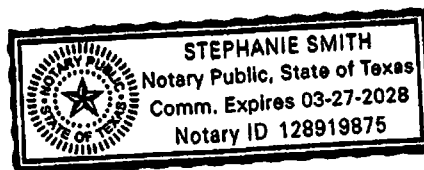
By: AYW Management Company  
Its: Managing Agent

By: Lonna Blake  
Lonna Blake  
Its: Vice President

STATE OF TEXAS

§  
§  
§

COUNTY OF DALLAS



This instrument was acknowledged before me on the 27<sup>th</sup> day of August, 2025, by Lonna Blake, the V.P. of AYW Management Company on behalf of Shea Med District Condominiums II, a Texas non-profit corporation.

Stephanie Smith  
Notary Public, State of Texas

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

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**Instrument Number:** 202500180130

eRecording - Real Property

**Recorded On:** August 28, 2025 09:07 AM

**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:** 202500180130  
**Receipt Number:** 20250827000922  
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**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