

**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  
THE SUITES FOR DENTAL SPECIALISTS, INC.**

This CONDOMINIUM ASSOCIATION MANAGEMENT CERTIFICATE (this "*Certificate*") is made on behalf of THE SUITES FOR DENTAL SPECIALISTS, INC., a Texas non-profit corporation (the "*Association*").

**WITNESSETH:**

**WHEREAS**, FIREWHEEL REAL ESTATE DEVELOPMENT, LLC, a Texas limited liability company, in its capacity as Declarant, executed and previously placed of record that certain Condominium Information Statement for The Suites For Dental Specialists, A Condominium, filed on February 22, 2017, and recorded as Instrument No. 201700052295 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 The Suites for Dental Specialists, a Condominium.
2.     **Name of the Association.** The name of the Association is The Suites for Dental Specialists, Inc., a Texas non-profit corporation.
3.     **Location of the Condominium.** The condominium is located at 4880 N. President George Bush Turnpike, City of Garland, Dallas County, Texas 75040.
4.     **Recording Data for the Subdivision.** The recording data for the subdivision is that certain Plat recorded as Instrument No. 201500333132 in the Official Public Records of Dallas County, Texas, as amended or re-platted.

5. **Recording Data for the Declaration.** The Declaration is recorded as Instrument No. 201700052295 in the Official Public Records of Dallas County, Texas, including all amendments thereof and supplements thereto.

6. **Name and Contact information for the Association or the Managing Agent of the Association.** The current mailing address for the Association is c/o LSW Commercial Property Management, 17130 Dallas Pkwy, Ste 140, Dallas, TX 75248. The telephone number is 469-209-6039, and email address is info@lswcpm.com.

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

8. **Fees Due Upon Property Transfer.**

Type of Property Transfer	Dollar Amount
Resale Fee	\$350.00
Transfer Fee	\$200.00

9. **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:**

**THE SUITES FOR DENTAL  
SPECIALISTS, INC.,  
a Texas non-profit corporation**

By: \_\_\_\_\_

Lonna Blake

Vice-President

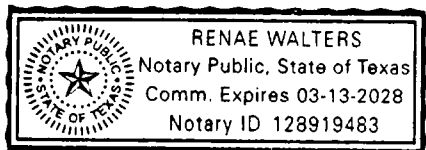
LSW Commercial Property Management

STATE OF TEXAS §

§

COUNTY OF DALLAS §

This instrument was acknowledged before me on the 29 day of August, 2025 by Lonna Blake, the agent of LSW Commercial Property Management on behalf of The Suites For Dental Specialists, Inc. a Texas non-profit corporation.



\_\_\_\_\_  
Notary Public, State of Texas

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

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**Instrument Number:** 202500188416

eRecording - Real Property

**Recorded On:** September 09, 2025 09:09 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:** 202500188416  
**Receipt Number:** 20250908000750  
**Recorded Date/Time:** September 09, 2025 09:09 AM  
**User:** Leroy C  
**Station:** Cc127

**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