

AFTER RECORDING RETURN TO:

Leah K. Burton
Roberts Markel Weinberg Butler Hailey PC
5307 E. Mockingbird Lane
Suite 685
Dallas, Texas 75206

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

**PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE FOR
TOWN HOMES OF ADDISON HOMEOWNERS ASSOCIATION, INC.**

This MANAGEMENT CERTIFICATE (this "Certificate") is made effective as of September 1, 2021 by Town Homes of Addison Homeowners Association, Inc. a Texas non-profit corporation (the "Association").

WITNESSETH

WHEREAS, R&B HOMES, LTD. a Texas Limited Partnership ("Declarant") executed a Declarations of Covenants, Conditions and Restrictions for Town Homes of Addison Homeowners Association, Inc., dated March 22, 1996 (the "Declaration") recorded as Document Number 199600609580 of the Deed Records of Dallas County, Texas which Declaration is 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 Residential Property Owners Protection Act as provided in Section 209.004 of the Texas Property Code.

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

1. Name of the Subdivision. The name of the Subdivisions which are subject to the Declaration are set forth in Exhibit A attached hereto.
2. Name of the Association. The name of the Association is Town Homes of Addison Homeowners Association, Inc.
3. Recording Data for the Subdivision. Recording data for the Subdivisions are set forth on Exhibit A attached hereto.
4. Recording Data for the Declaration. The recording data for the Declaration is Document Number 199600609580 in the Official Public Records of Dallas County, Texas. The

recording data for amendments to the Declaration is set forth on Exhibit B attached hereto.

5. Mailing Address of the Association and Contact Information for Managing Agent The current mailing address for the Association is Town Homes of Addison Homeowners Association, Inc., c/o Insight Association Management, 275 W. Campbell Road, Suite 620, Richardson, TX 75080. The Association's managing agent is Insight Association Management, 275 W. Campbell Road, Suite 620, Richardson, TX 75080, phone number (214) 494-6002, and email address resales@insightam.com.
6. Association Website. The current website for the Association where current versions of the dedicatory instruments are made available is www.townhomesofaddison.nabrnetwork.com.
7. Description and Fees Associated to Transfer of Title. The amount and description of fees charged relating to a transfer of title for the Association are set forth in Exhibit C.

IN WITNESS WHEREOF, the undersigned has caused this Certificate to be executed on behalf of the Association in compliance with Section 209.004 of the Texas Property Code, and serves to take the place of all Management Certificates previously filed by the Association.

ASSOCIATION:

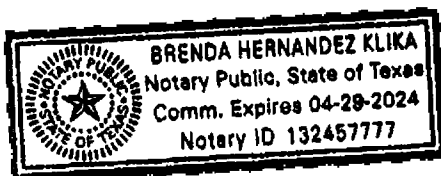
Town Homes of Addison Homeowners Association,
Inc. a Texas non-profit corporation.

By: 
Bruce Crawford, Managing Agent

THE STATE OF TEXAS §
 §
COUNTY OF DALLAS §

This instrument was acknowledged before me on this 1st day of September, 2021, by Bruce Crawford, Insight Association Management, Managing Agent for Town Homes of Addison Homeowners Association, Inc., a Texas non-profit corporation, on behalf of such corporation.

Notary Public in and for the State of Texas




Notary Public Signature

Exhibit A

[Recording Data for the Subdivision]

Plats of Town Homes of Addison recorded in the Map or Plat Records of Dallas County

- Town Homes of Addison
Filed in Dallas County, Texas
Document No. 96137/2296

Exhibit B

[Recording Data for the Declaration]

Amendments to the Declaration for Town Homes of Addison recorded with Dallas County

- a. Declaration recorded under Document No. 199600609580, Official Public Records of Dallas County, Texas.
- b. Bylaws/AOI recorded under Document No. 200000920683, Official Public Records of Dallas County, Texas.
- c. Amended/Restated Declaration recorded under Document No. 199602521887, Official Public Records of Dallas County, Texas.
- d. Waiver of Declarant Rights recorded under Document No. 200101447647, Official Public Records of Dallas County, Texas.
- e. Resolution recorded under Document No. 20001241593, Official Public Records of Dallas County, Texas.
- f. First Supplemental Recording of Dedicatory Instruments (Amended Bylaws) recorded under Document No. 200101583681, Official Public Records of Dallas County, Texas.
- g. Second Supplemental Recording of Dedicatory Instruments recorded under Document No. 200302208899, Official Public Records of Dallas County, Texas.
- h. Third Supplemental Recording of Dedicatory Instruments recorded under Document No. 200503511415, Official Public Records of Dallas County, Texas.
- i. Fourth Supplemental Recording of Dedicatory Instruments recorded under Document No. 20100034417, Official Public Records of Dallas County, Texas.
- j. Fifth Supplemental Recording of Dedicatory Instruments recorded under Document No. 201000156119, Official Public Records of Dallas County, Texas.
- k. First Amended/Restated Declaration recorded under Document No. 201000120583, Official Public Records of Dallas County, Texas.
- l. Sixth Supplemental Recording of Dedicatory Instruments recorded under Document No. 201100332395, Official Public Records of Dallas County, Texas.
- m. Seventh Supplemental Recording of Dedicatory Instruments recorded under Document No. 201500163962, Official Public Records of Dallas County, Texas.

Exhibit B Continued

[Recording Data for the Declaration]

Amendments to the Declaration for Town Homes of Addison recorded with Dallas County

- n. Eighth Supplemental Recording of Dedicatory Instruments recorded under Document No. 2015500281545, Official Public Records of Dallas County, Texas.
- o. Second Amended/Restated Declaration recorded under Document No. 201600069297, Official Public Records of Dallas County, Texas.
- p. Ninth Supplemental Recording of Dedicatory Instruments recorded under Document No. 201700214588, Official Public Records of Dallas County, Texas.
- q. Third Amended/Restated Declaration recorded under Document No. 201900158587, Official Public Records of Dallas County, Texas.
- r. Tenth Supplemental Recording of Dedicatory Instruments recorded under Document No. 20200021699, Official Public Records of Dallas County, Texas.
- s. Restated Notice of Filing of Dedicatory Instruments recorded under Document No. 202000362249, Official Public Records of Dallas County, Texas.

Exhibit C

[Description and Fees Associated to Transfer of Title]

Management Fees

| | |
|---|----------|
| 1. Premier Resale Disclosure Bundle (TREC Form, Statement of Account, and Association Documents)..... | \$430.00 |
| 2. Resale Disclosure (TREC Form) and Association Documents..... | \$375.00 |
| 3. Resale Disclosure Update..... | \$75.00 |
| 4. Transfer Fee..... | \$250.00 |
| 5. 5 Day Rush Fee..... | \$75.00 |
| 6. 3 Day Rush Fee..... | \$100.00 |
| 7. 1 Day Expedited Rush Fee..... | \$200.00 |
| 8. Custom Questionnaires..... | \$165.00 |
| 9. Association Questionnaires..... | \$125.00 |

Association Fees

| | |
|---|----------|
| 1. Working Capital (two months of assessments)..... | \$510.00 |
|---|----------|

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

Instrument Number: 202100262389

eRecording - Real Property

Recorded On: September 01, 2021 03:22 PM

Number of Pages: 7

" Examined and Charged as Follows: "

Total Recording: \$46.00

***** 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: 202100262389
Receipt Number: 20210901001115
Recorded Date/Time: September 01, 2021 03:22 PM
User: Vickey J
Station: CC07

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