

MANAGEMENT CERTIFICATE

This Management Certificate is recorded pursuant to Section 82.116 of the Texas Property Code.
This amends all prior Management Certificates filed for this Association.

This MANAGEMENT CERTIFICATE (this "Certificate") is made effective as of September 26, 2025 by Preston Bend Village II Condominium Association, Inc., a Texas non-profit corporation (the "Association").

WITNESSETH:

WHEREAS, the Declarant for Preston Bend Village II Condominiums has previously placed of record that certain Declaration of Covenants, Conditions and Restrictions for Preston Bend Village II Condominiums filed of record on or about April 29, 1981 (the "Declaration") and recorded at Volume 81085, Page 1882 in the Real Property Records of Dallas County, Texas, which Declaration is incorporated herein for all purposes.

WHEREAS, Declarant has created the Association for the benefit of Preston Bend Village II Condominiums.

WHEREAS, the Association was duly formed on April 29, 1981, as Preston Bend Village II Condominium Association, Inc.

WHEREAS, the Association has caused this Certificate to be prepared and filed in accordance with the provisions of the Texas Property Code as provided in Section 82 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 subdivision which is subject to the Declaration is Preston Bend Village II Condominiums.
2. **Name of the Association.** The name of the Association is the Preston Bend Village II Condominium Association, Inc. and is located at Dallas County, Texas. The mailing address for the Association is MAC Group Management Co, 17130 Dallas Pkwy, Ste 140, Dallas TX 75248.
3. **Recording Data for the Subdivision.** The Declaration, Bylaws and Plats to the subdivision and any amendments, supplements and additions thereto have been recorded in the Dallas County Clerk's office.
4. **Recording Data for the Declaration.** The Declaration for the Association was filed on or about April 29, 1981 (the "Declaration") recorded at Volume 81085, Page 1882 in the Real Property Records of Dallas County, Texas; which Declaration is incorporated herein for all purposes and any amendments or supplements thereto.

The Declaration was amended as follows:

- On or about April 29, 1981 at Volume 81085, Page 2030; and
- On or about September 28, 2000 at Volume 2000189, Page 5728

5. The Name and Mailing Address of Managing Agent. The Association's managing agent is:

MAC Group Management Co
17130 Dallas Pkwy, Ste 140, Dallas TX 75248

6. Manager of the Association. The telephone number for the manager of the Association is 469-939-4928 and the email address for the manager of the Association is info@themacgroupco.com

7. Website for the Association. The website for the Association is <https://macgrouponline.cincwebaxis.com/>.

8. Resale Certificates: Resale Certificates may be requested by contacting MAC Group Management Co at info@themacgroupco.com or 469-939-4928. The cost of a Resale Certificate is \$350.00. An additional \$50.00 will be charged to rush a resale certificate.

9. Transfer Fees: A Transfer of Account Fee of \$250.00 is charged by the association.

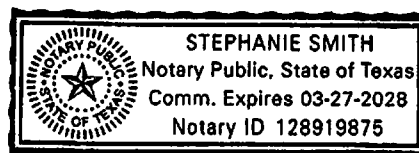
IN WITNESS WHEREOF, the undersigned has caused this Certificate to be executed as of the date first above written.

ASSOCIATION:

Preston Bend Village II Condominium Association, Inc., a
Texas non-profit corporation

By: Lonna Blake
Authorized Representative for
Preston Bend Village II Condominium
Association, Inc.

THE STATE OF TEXAS §
COUNTY OF DALLAS §



This instrument was acknowledged before me on this 26 day of September, 2025 by Lonna Blake, Authorized Representative for Preston Bend Village II Condominium Association, Inc., a Texas non-profit corporation, on behalf of such corporation.

Notary Public in and for the State of Texas

Stephanie Smith
Notary Public Signature

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

Instrument Number: 202500204235

eRecording - Real Property

Recorded On: September 29, 2025 09:38 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: 202500204235
Receipt Number: 20250929000145
Recorded Date/Time: September 29, 2025 09:38 AM
User: Tineka S
Station: Cc102

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

A handwritten signature in black ink, appearing to be "JFW", located to the right of the printed name and title.