AMENDED AND RESTATED MANAGEMENT CERTIFICATE OF PARK PLAZA CONDOMINIUM COMMUNITY, INC.

The undersigned, being an officer of Park Plaza Condominium Community, Inc. and in accordance with Section 82.116 of the Texas Property Code, does hereby certify as follows:

This certificate amends, restates and replaces in its entirety that certain <u>Condominium Association</u> <u>Management Certificate for Park Plaza Homeowners Association</u>, Inc., recorded as Document No. **202000113181**, Official Public Records of Dallas County, Texas.

1. The name of the condominium: Park Plaza Condominiums

2. The name of the association: Park Plaza Condominium Community, Inc.,

a Texas nonprofit corporation.

3. The location of the condominium: 4500 Roland Ave, Dallas, Texas 75219

That certain real property in Dallas County, Texas: Lots 12, 13, & 14, Block 98 of the West Park Amended Addition, City of Highland Park, Dallas County, Texas, as described on "Exhibit A" of that certain Second amended and Restated Declaration of Condominium Regime for Park Plaza Condominiums, recorded as Document No. 202100310972, Official Public Records of Dallas County, Texas.

- 4. <u>The recording data for the Declaration</u>: The recording data for the Declaration and related documents, are particularly described on <u>Attachment 1</u> attached hereto and incorporated herein by reference.
- 5. The name, mailing address, telephone number, and email address of the person or entity managing the association:

Name: Park Plaza Condominium Community, Inc.

c/o Worth Ross Management Co., Inc.

Attn.: Jamie Coker

Mailing Address: 4500 Roland Avenue

Dallas, Texas 75219

Telephone Number: 214-559-4692

Email Address: jamie.coker@worthross.com

[SIGNATURE PAGE FOLLOWS]

EXECUTED to be effective on the date this instrument is Recorded.

PARK PLAZA CONDOMINIUM COMMUNITY, INC.,

a Texas nonprofit corporation

Priored Name:

Title: HnA

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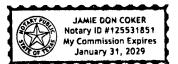
STATE OF TEXAS

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COUNTY OF Dallas

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This instrument was acknowledged before me this 25 day of rebrus, 2025 by James R. Rodgers Js. Presiden of Park Plaza Condominium Community, Inc., a Texas nonprofit corporation, on behalf of said nonprofit corporation.



Notary Public Signature

AFTER RECORDING RETURN TO:

Frank O. Carroll III, Esq. WINSTEAD PC 600 W. 5th Street, Suite 900 Austin, Texas 78701 focarroll@winstead.com

ATTACHMENT 1

RECORDING DATA FOR THE DECLARATION AND RELATED DOCUMENTS

- Second Amended and Restated Declaration of Condominium Regime for Park Plaza Condominiums, recorded on October 19, 2021 as Document No. 202100310972, Official Public Records of Dallas County, Texas.
 - A. <u>First Amendment to (Second) Amended and Restated Declaration of Condominium Regime for Park Plaza Condominiums</u>, recorded January 24, 2022 as Document No. 202200019731, Official Public Records of Dallas County, Texas.
- 2. <u>Park Plaza Condominiums Community Manual</u>, recorded on October 20, 2021 as Document No. 202100312991, Official Public Records of Dallas County, Texas.
 - A. Park Plaza Condominium Community, Inc. First Supplement to Community Manual, recorded on January 24, 2022 as Document No. 202200019732, Official Public Records of Dallas County, Texas,

Dallas County John F. Warren Dallas County Clerk

Instrument Number: 202500034830

eRecording - Real Property

Recorded On: February 20, 2025 03:49 PM Number of Pages: 4

" Examined and Charged as Follows: "

Total Recording: \$33.00

******* 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: Record and Return To:

Document Number: 202500034830 Simplifile

Receipt Number: 20250220000692

Recorded Date/Time: February 20, 2025 03:49 PM

User: Pamela G Station: CC149



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