

CONDOMINIUM ASSOCIATION  
MANAGEMENT CERTIFICATE

*for*  
PARK PLAZA CONDOMINIUM COMMUNITY, INC.

STATE OF TEXAS       §  
COUNTY OF DALLAS   §

The undersigned, being the Secretary (board position) of Park Plaza Condominium Community, Inc., a non-profit corporation ("Association") organized and existing under the laws of the State of Texas, submits the following information pursuant to Section 82.116 of the Texas Property Code which supersedes any prior Management Certificate filed by the Association:

1. Name of the Condominium: The name of the condominium is Park Plaza Condominiums.
2. Name of the Association: The name of the Association is Park Plaza Condominium Community, Inc.
3. Location of the Condominium: The condominium location is 4500 Roland Ave., Dallas, TX 75219.
4. Recording Date for the Declaration\*: The Association's Jurisdiction includes, but may not be limited to, the property subject to the Second Amended and Restated Declaration of Condominium Regime recorded on or about October 19, 2021, Document No. 202100310972; Official Public Records of Dallas County, Texas, as amended from time to time, including (1) the First Amendment to Second Amended and Restated Declaration recorded on or about January 24, 2022, as Document No. 202200019731; (collectively, The Declaration).
5. Name and Mailing Address of the Association: The name and mailing address of the Association is Park Plaza Condominium Community, Inc. c/o WRMC, 6565 N. MacArthur Blvd #420, Irving, TX 75039.
6. The Contact Information for the Association's Designated Representative: The contact information for the designated representative of the Association is:  
WRMC  
6565 N. MacArthur Blvd #420  
Irving, TX 75039  
855.435.4596  
info4hoa@worthross.com.
7. The Association's Dedicatory Instruments are Available to Members Online at: [www.wrmcinc.com](http://www.wrmcinc.com)
8. The Amount and Description of the Fees and Other Charges Charged by the Association in Connection with a Property Transfer:

Description	Fee
Resale Disclosure Package Fee	\$375.00

Resale Certificate Update Fee	\$75.00
Rush Fee (in addition to the Resale Disclosure Package Fee) 3 business days (Optional)	\$450.00
Expedited Fee (in addition to the Resale Disclosure Package Fee) 1 business day (Optional)	\$500.00
Transfer Fee	\$375.00
Reserve Contribution	2 Months Assessments

EXECUTED on this 19<sup>th</sup> day of November, 2025.

PARK PLAZA CONDOMINIUM COMMUNITY, INC.

By: Charles C. Reeder

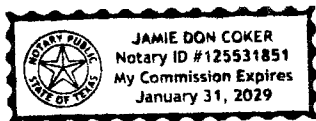
Printed: Charles C. Reeder

Its: Secretary

\*This Management Certificate does not purport to identify every publicly recorded document affecting the Association, or to report every piece of information pertinent to the Association. Rather, the purpose of the Management Certificate is to provide information sufficient for a title company or others to correctly identify the Association and to contact the Association. No person should rely on this Management Certificate for anything other than instructions for identifying and contacting the Association.

STATE OF TEXAS §  
COUNTY OF DALLAS §

BEFORE ME, the undersigned notary public, on this 19<sup>th</sup> day of November, 2025 personally appeared Charles C. Reeder (name), Secretary (board position) of Park Plaza Condominium Community, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that s/he executed the same for the purpose and in the capacity therein expressed.



[Signature]  
Notary Public in and for the State of Texas

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

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**Instrument Number:** 202500255620

eRecording - Real Property

Recorded On: December 05, 2025 11:51 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: 202500255620  
Receipt Number: 20251204000748  
Recorded Date/Time: December 05, 2025 11:51 AM  
User: Marija H  
Station: Cc138

**Record and Return To:**

Simplifile



**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 "JF Warren", written over a horizontal line.