

**PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE
FOR
ARTS RESIDENCES CONDOMINIUM ASSOCIATION, INC.**

THE STATE OF TEXAS §
 §
COUNTIES OF DALLAS §

The undersigned, being an Officer of Arts Residences Condominium Association, Inc., a non-profit corporation 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 Condominium: Arts Residences Condominiums.
2. Name of Association: Arts Residences Condominium Association, Inc.
3. Location of the Condominium:
 - a. Arts Residences Condominiums, 1747 Leonard Street Dallas, Texas 75201.
 - b. Arts Residences Condominium is an addition to the city of Dallas in Dallas County, Texas. The plat is recorded in the Real Property Records of Dallas County, Texas as: Document 202000155257, Page 62, recorded on June 18, 2020.
4. Recording Data for the Condominium Declaration:
 - a. Development Declaration of Condominium Regime for Arts Residences Condominiums, recorded on, as Document 202000155257, recorded on June 18, 2020, in the Real Property Records of Dallas County, Texas.
5. Name and Mailing Address of the Association is: Arts Residences Condominium Association, Inc. c/o FirstService Residential Texas, Inc., 14951 North Dallas Pkwy., Suite 600, Dallas, TX 75254.
6. Name and Mailing Address of Person Managing the Association or Its Designated Representative is: Arts Residences Condominium Association, Inc. c/o FirstService Residential Texas, Inc., 14951 North Dallas Pkwy., Suite 600, Dallas, TX 75254.
7. Telephone Number to Contact the Association is: 214-871-9700.
8. Email Address to Contact the Association: Resale Certificates and other information regarding the Association may be requested by contacting the Association c/o FirstService Residential via <https://www.fsresidential.com/texas/resale-and-lender-documents>. Alternatively, you may contact the office for FirstService Residential by e-mail at Mgmt-CertificateTX@fsresidential.com.

9. Fees charged by the Association upon the sale or transfer of a Unit:

Transfer Fee	\$340.00
Resale Disclosure Package (6-10 days; 3-5 days; 1-2 days)	\$375; \$450; \$500
Resale Disclosure Update (within 60 days of original request)	\$75.00
Refinance Certificate Fee (6-10 days; 3-5 days; 1-2 days)	\$150; \$225; \$275
HOA Questionnaire (optional) – (Single Family)	\$250.00
Loan Estimate Questionnaire (optional) – (Single Family)	\$100.00
Custom Lender Form Mortgage Questionnaire – (Condominiums)	\$3500.00
Uniform Condo Questionnaire (6-10 days; 3-5 days; 1-2 days)	\$220; \$275; \$325
Working Capital Fee/Reserves Contribution	Equal to 2 months' dues

Executed on this the 19th day of June 2024

Arts Residences Condominium Association, Inc., a
Texas non-profit corporation

By: [Signature], Officer

THE STATE OF TEXAS

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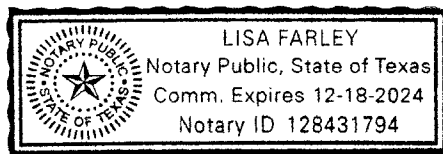
ACKNOWLEDGMENT

COUNTY OF DALLAS

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BEFORE ME, the undersigned notary public, on this the 19th day of June 2024, personally appeared Laney Harris, Officer of Arts Residences Condominium Association, 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 and on behalf of the Association.



Lisa Farley
Notary Public in and for the State of Texas

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

Instrument Number: 202400123539

eRecording - Real Property

Recorded On: June 20, 2024 02:22 PM

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: 202400123539
Receipt Number: 20240620000013
Recorded Date/Time: June 20, 2024 02:22 PM
User: Lynn G
Station: Cc147

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