

2400 Thomas Association, Inc. MANAGEMENT CERTIFICATE

This Property Owners' Association Management Certificate is being recorded by **2400 Thomas Association, Inc.** (the "Association") in compliance with the terms of Chapter 209 of the Texas Property Code and supersedes any prior management certificate filed by the Association. The Association submits the following additional information:

Name of the Subdivision: 2400 Thomas Association, Inc.

Name of the Association: 2400 Thomas Association, Inc.

Recording Data for Association:

The Subdivision is recorded according to the Map and Plat Records in Dallas County, Texas, as follows;

- (a) 2400 Thomas Association, Inc., recorded under Instrument #201400014695

Recording Data for Restrictions:

The Declarations for the Association are recorded in the Real Property Records of Dallas County, Texas, as follows:

- (a) Certificate for Recordation of Dedicatory Instrument of 2400 Association, Inc, recorded under Instrument 201600002888
- (b) Certificate for Recordation of Dedicatory Instrument of 2400 Association, Inc, recorded under Instrument 201900082480

Name and Mailing Address of the Association

2400 Thomas Association, Inc.
c/o Somerset Association Management
5401 N Central Expwy Ste 220
Dallas, Texas 75205

Name, Mailing Address, Telephone Number, and E-mail Address of Person Managing the Association or its Designated Representative

Somerset Association Management
5401 N Central Expwy Ste 220
Dallas, Texas 75205
214-239-4530
propertymanager@somersetassociations.com

Website Address of the Association

2400thomas.sites.Townsq.io

Property Transfer Fee(s) Charged by the Association:

New account setup fee establishing new owner's account in the association's records: \$45

Resale Certificate: \$375

Resale Certificate Update: \$75

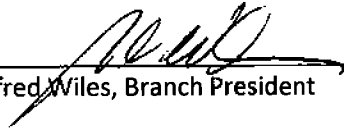
Legacy Account Closure Fee: \$220

Refinance Statement of Account: \$75

Expedite Fee for Resale Certificate prior to 10 business day delivery obligation: \$175 for 1 day expedite
\$125 for 3 day expedite

Working capital contribution: Equal to two months of HOA dues

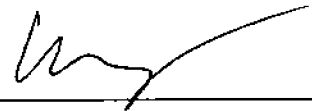
2400 Thomas Association, Inc., acting by and through its
managing agent, Somerset Association Management



Alfred Wiles, Branch President

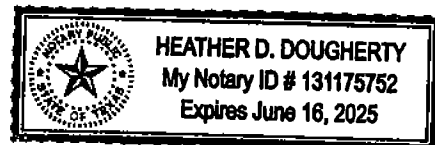
STATE OF TEXAS §
COUNTY OF Dallas §

This instrument was acknowledged before me on the 7th day of January, 2022 by Alfred Wiles, Branch President with Somerset Association Management, the managing agent 2400 Thomas Association, Inc., a Texas nonprofit corporation, on behalf of such corporation.



Heather Dougherty
Notary Public, State of Texas

When recorded return to:
Somerset Association Management
5401 N Central Expwy Ste 220
Dallas, Texas 75205



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

Instrument Number: 202200008949

eRecording - Real Property

Recorded On: January 11, 2022 11:02 AM

Number of Pages: 3

" Examined and Charged as Follows: "

Total Recording: \$30.00

******* 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: 202200008949
Receipt Number: 20220111000416
Recorded Date/Time: January 11, 2022 11:02 AM
User: Destinee C
Station: CC41

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.