

**PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE  
FOR  
RESIDENCES AT THE STONELEIGH CONDOMINIUM ASSOCIATION, INC.**

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THE STATE OF TEXAS           §  
  §  
COUNTIES OF DALLAS       §

The undersigned, being the President of Residences at the Stoneleigh 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: Residences at the Stoneleigh, a Condominium.
2. Name of Association: Residences at the Stoneleigh Condominium Association, Inc.
3. Location of the Condominium and Recording Data for the Condominium:
  - a. BEING a tract of land situated in the Grigsby Survey, Abstract No. 495, Dallas County, Texas, same being all of Lot 3B, Block 8/943, Stoneleigh Addition, and additional to the City of Dallas, Texas, according to the Map or Plat recorded in County Clerk's Document No. 200600430155, of the Deed Records, Dallas County, Texas.
  - b. Residences at the Stoneleigh Condominiums, 2300 Wolf St., Dallas, Texas 75201.
4. Recording Data for the Condominium Declaration:
  - a. Second Amended and Restated Condominium Declaration for Residences at the Stoneleigh, a Condominium, dated November 14, 2011, and recorded under Document No 201100328231 of the Real Property Records, Dallas County, Texas.
  - b. First Amendment to Second Amended and Restated Condominium Declaration for Residences at the Stoneleigh, a Condominium, recorded on March 13, 2013, under Document No 201300076928 of the Real Property Records, Dallas County, Texas.
  - c. Second Amendment to Second Amended and Restated Condominium Declaration for Residences at the Stoneleigh, a Condominium, recorded on May 23, 2013, under Document No 201300161152 of the Real Property Records, Dallas County, Texas.
  - d. Third Amendment to Second Amended and Restated Condominium Declaration for Residences at the Stoneleigh, a Condominium, recorded on March 26, 2014, under Document No 201400072707 of the Real Property Records, Dallas County, Texas.
  - e. Fourth Amendment to Second Amended and Restated Condominium Declaration for Residences at the Stoneleigh, a Condominium, recorded on August 4, 2014, under Document No 201400196639 of the Real Property Records, Dallas County, Texas.
  - f. Fifth Amendment to Second Amended and Restated Condominium Declaration for Residences at the Stoneleigh, a Condominium, recorded on February 5, 2015, under Document No 201500029947 of the Real Property Records, Dallas County, Texas.

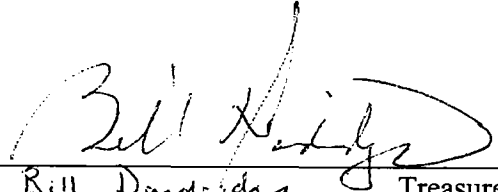
- g. Sixth Amendment to Second Amended and Restated Condominium Declaration for Residences at the Stoneleigh, a Condominium, recorded on February 25, 2015, under Document No 201500045463 of the Real Property Records, Dallas County Texas.
  - h. Seventh Amendment to Second Amended and Restated Condominium Declaration for Residences at the Stoneleigh, a Condominium, recorded on April 30, 2015, under Document No 201500109974 of the Real Property Records, Dallas County Texas.
  - i. Eighth Amendment to Second Amended and Restated Condominium Declaration for Residences at the Stoneleigh, a Condominium, recorded on July 13, 2015, under Document No 201500182327 of the Real Property Records, Dallas County Texas.
  - j. Ninth Amendment to Second Amended and Restated Condominium Declaration for Residences at the Stoneleigh, a Condominium, recorded on September 24, 2015, under Document No 201500256934 of the Real Property Records, Dallas County Texas.
  - k. Tenth Amendment to Second Amended and Restated Condominium Declaration for Residences at the Stoneleigh, a Condominium, recorded on February 2, 2016, under Document No 201600028001 of the Real Property Records, Dallas County, Texas.
5. Name and Mailing Address of the Association is: Residences at the Stoneleigh 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: Residences at the Stoneleigh 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: [Mgmt-CertificateTX@fsresidential.com](mailto:Mgmt-CertificateTX@fsresidential.com)
9. The Association's website may be found at: <https://www.residencesatthestoneleigh.com/>
10. Fees charged by the Association upon the sale or transfer of a Unit:
- a. Resale Certificate: \$375.00 or more not to exceed the maximum allowable rate.
  - b. Rush Fee for Resale Certificate:
    - i. 1-2 days: \$125.00.
    - ii. 3-5 days: \$75.00.
  - c. Updated Certificate: after 30 days of issuance of the original \$75.00.
  - d. Transfer Fee: \$295.00.
  - e. Welcome Packet Fee: \$26.50.
  - f. Refinance Fee: \$150.00.
  - g. Rush Fee for Refinance:
    - i. 1-2 days: \$125.00.
    - ii. 3-5 days: \$75.00.
  - h. Lender Questionnaire (optional): \$350.00.
  - i. Copy of Governing Documents (optional): \$345.00.
  - j. Working Capital Contribution: equal to two times the monthly assessment rate for the Unit to be sold.

k. Two (2) months of assessments paid in advance during closing.

Executed on this the 9<sup>th</sup> day of February 2024.

RESIDENCES AT THE STONELEIGH  
CONDOMINIUM ASSOCIATION, INC., a  
Texas non-profit corporation

By:

  
Bill Dandridge, Treasurer

THE STATE OF TEXAS

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§  
§

COUNTY OF DALLAS

**ACKNOWLEDGMENT**

BEFORE ME, the undersigned notary public, on this the 9<sup>th</sup> day of February 2024 personally appeared Bill Dandridge, Treasurer of Residences at the Stoneleigh 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.



Notary Public in and for the State of Texas

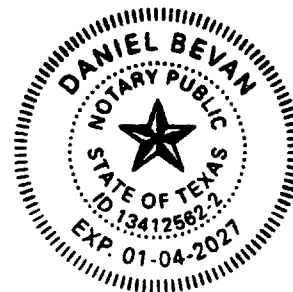
E-RECORDED BY:



SEARS  
BENNETT  
& GERDES, LLP

6548 GREATWOOD PKWY.

SUGAR LAND, TEXAS 77479



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

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**Instrument Number:** 202400028509

eRecording - Real Property

**Recorded On:** February 12, 2024 11:40 AM

**Number of Pages:** 4

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**" Examined and Charged as Follows: "**

Total Recording: \$33.00

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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:** 202400028509  
**Receipt Number:** 20240212000115  
**Recorded Date/Time:** February 12, 2024 11:40 AM  
**User:** Kevin T  
**Station:** CC123.dal.ccdc

**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