

**PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE
FOR
TOWNES OF HIGHLAND PARK OWNERS ASSOCIATION, INC.**

STATE OF TEXAS §
 § **KNOW ALL PERSONS BY THESE PRESENTS:**
COUNTY OF DALLAS §

Pursuant to the provisions of Section 209.004 of the Texas Property Code, the undersigned property owners' association hereby records this Management Certificate for Townes of Highland Park Owner's Association, Inc. This instrument corrects, amends, restates, and entirely replaces all management certificates for this subdivision that were previously recorded in the Real Property Records of Dallas County, Texas.

1. The name of the community is Townes of Highland Park
2. The name of the association is Townes of Highland Park Owner's Association, Inc.
3. The location of the community is 4214 - 4240 Lomo Alto Court, Dallas, TX 75219
4. The recording data for the Declaration is as follows:

Instrument

The Declaration of Covenants, Easements, Conditions and Restrictions
Corrected First Amendment to The Declaration of Covenants, Easements, Conditions and Restrictions
Second Amendment to the Declaration of Covenants, Conditions and Restrictions

Recording Data

Dallas County Clerk, May 27, 1997, Volume 97103 Page 3512, Instrument# 199701030770
September 12, 2022, Instrument# 2022002243867
Dallas County Clerk, December 17, 2024, Instrument #2024400254652

5. The name and mailing address of the association:

 Townes of Highland Park Owner's Association, Inc.
 c/o Advanced Association Management, Inc.
 18208 Preston Road
 Suite D-9349
 Dallas, TX 75252
6. The name, mailing address, telephone number, and e-mail address of the person managing the association or the association's designated representative is as follows:

Michele Hernandez
c/o Advanced Association Management, Inc.
Attn: AAM Accounting
18 208 Preston Rd. Suite D-9349
Dallas, TX 75252
972-248-2238
michele@advancedassociationmgmt.com

7. The website address of any Internet website on which the association's dedicatory instruments are available in accordance with Section 207.006 is:

<https://advancedam.vmscliononline.com>

8. The amount and description of a fee or fees charged by the association relating to a property transfer in the subdivision is as follows:

Resale Certificate Fee:	\$375.00
Expedited Fee-Delivery within 48 Hours	\$625.00
Rush Fee-Delivery within 72 Hours	\$575.00
Transfer Fee	\$250.00

9. Other information the association considers appropriate:

<https://advancedassociationmgmt.condocerts.com/resale/>

IN WITNESS WHEREOF, this Management Certificate is hereby executed by its duly authorized agent on this 14th day of January, 2025.

By:

Michelle Hernandez

Its:

Duly Authorized Agent

ACKNOWLEDGMENT

STATE OF TEXAS

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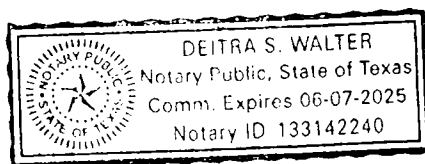
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COUNTY OF DALLAS

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This instrument was acknowledged before me on the 14th day of January, 2025, by Michelle Hernandez of, a Texas non-profit corporation, on behalf of said non-profit corporation.

Deitra S. Walter
Notary Public in and for the State of Texas



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

Instrument Number: 202500008840

eRecording - Real Property

Recorded On: January 15, 2025 12:56 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: 202500008840
Receipt Number: 20250115000362
Recorded Date/Time: January 15, 2025 12:56 PM
User: Natasha R
Station: Cc139

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