



CONDOMINIUM ASSOCIATION MANAGEMENT CERTIFICATE

FOR

Live Oak Condominium Association, Inc.

STATE OF TEXAS

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KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF DALLAS

Pursuant to the provisions of Section 82.116 of the Texas Property Code, the undersigned condominium owners association hereby records this Condominium Association Management Certificate for Live Oak Condominium Association, Inc.. instrument corrects, amends, restates and entirely replaces all management certificates for this subdivision that were previously recorded in the Real Property Records of Tarrant, Texas.

1. The name of the Condominium is: Live Oak Condominium Association, Inc.
2. The name of the Condominium association: Live Oak Condominium Association, Inc.
3. The location of the Condominium is: Lot 6, Block 10/740, of Live Oak Condominiums, an addition to the City of Dallas, Dallas County, Texas being a rep lat of a pat1 of Block 10/740, Peak's Suburban Addition, an addition to the City of Dallas, Dallas County, Texas, being 0.328 acre tract of land situated in the John Grigsby Survey, Abstract No. 495, Dallas County, Texas according to the plat thereof recorded in Volume 45, Page 56, Deed Records, Dallas County, Texas; said 0.328 tract also being all of that tract of land conveyed to Archworx Holdings, LLC by General Warranty Deed recorded in County Clerk's Instrument No. 202000284992, Official Public Records, Dallas County, Texas. Otherwise known as 4208 Live Oak Street Dallas, Texas 75204.
4. The recording date for the subdivisions is: Declaration for Live Oak Condominiums was signed and executed on March 31, 2023, and recorded on April 3, 2023, Clerk's Document No. 202300062931, Dallas County Deed Records, State of Texas.
5. The name and mailing address of the Association: Live Oak Condominium Association, Inc. 1202 Richardson Drive, Suite 200, Richardson TX, 75080
6. The name, mailing address, telephone number, and email address of the manager of the Association:
Name: Proper HOA Management, LLC
ATTN: Prane Kerley
Mailing Address: 1202 Richardson Drive, Suite 200, Richardson TX, 75080
Phone Number: 214-378-1112
Email Address: Certificate@properhoamanage.com
7. Website for Dedicatory Instruments: www.properhoamanage.com, select "Homeowner Login" on the top right, and enter your account credentials.



8. The amount and description of a fee or fees charged by the Association relating to a property transfer in the condominium:

Resale Certificate: \$375
Transfer Fee: \$300
First Right of Refusal: \$100
Optional Inspection Fee: \$150

For all resale and questionnaire information, please go to ProperHOAManage.com

[ACKNOWLEDGEMENT FOLLOWS]

ACKNOWLEDGEMENT

The foregoing is a true and correct copy of the Condominium Association Management Certificate for the association identified below. It shall be valid until a later Management Certificate is filed by the Association or until termination of this Management Certificate is filed of record, whichever is sooner.

A handwritten signature in black ink, appearing to read "Prane Kerley", written over a horizontal line.

Signed By: Prane Kerley
On Behalf of Proper HOA Management, Managing Agent for Live Oak Condominium Association, Inc.
Signed on October 23, 2023

After recording, please return to:

**Proper HOA Management
1202 Richardson Drive, Suite 200
Richardson, TX 75080
ATTN: Prane Kerley**



STATE OF TEXAS

COUNTY OF DALLAS

The foregoing instrument was acknowledged before me this 22nd day of September 2023, by Prane Kerley, President of Proper HOA Management, LLC.

A handwritten signature in cursive script, appearing to read "Skille", written over a horizontal line.

Notary Public Signature

The name "Shannon Kidwill" written in a cursive script, underlined.

Print or Stamp Commissioned Name of Notary

