

AFTER RECORDING, RETURN TO:

Judd A. Austin, Jr.

Henry Oddo Austin & Fletcher, P.C.

1717 Main Street

Suite 4600

Dallas, Texas 75201

STATE OF TEXAS §

§

COUNTY OF DALLAS §

**PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE
FOR
BLEU CIEL CONDOMINIUM ASSOCIATION INC.**

This PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE ("*Certificate*") is made on behalf of BLEU CIEL CONDOMINIUM ASSOCIATION INC., a Texas non-profit corporation ("*Association*").

WHEREAS, Bleu Ciel Tower Development, Ltd., a Texas limited partnership, as the Declarant, executed and previously placed of record that certain Condominium Declaration for Bleu Ciel, A Condominium, on May 20, 2014, under Instrument No. 201400123984 in the Official Public Records of Dallas County, Texas ("*Declaration*") as supplemented or amended, is incorporated herein for all purposes.

WHEREAS, the Association has caused this Certificate to be prepared and filed in accordance with the provisions of the Texas Uniform Condominium Act as provided in Section 82.116 of the Texas Property Code.

NOW, THEREFORE, the undersigned hereby certifies as follows on behalf of the Association:

1. **Name of the Condominium.** The name of the condominium which is the subject of the Declaration is Bleu Ciel, Residential Condominium.
2. **Name and Mailing Address of the Association.** The name of the Association is Bleu Ciel Condominium Association, Inc., and its mailing address is c/o Nathan Watson, General Manager, 3130 N. Harwood St., Dallas, Texas 75201.
3. **Recording Data for the Subdivision.** The recording data for Bleu Ciel, Residential Condominium, is Lot 1, Block 2/932, Harwood Pointe Addition, an addition to the City of Dallas, Dallas County, Texas, is recorded in Volume 2005128, Page 00124 in the Official Public Records of Dallas County, Texas, including all replats, amendments thereof, and supplements thereto.
4. **Recording Data for the Declaration.** The recording data for the Declaration was recorded under Instrument No. 201400123984, Instrument No. 201500185780 (First Amendment), Instrument No. 201600104314 (Second Amendment), Instrument No. 201700323247 (Third

Amendment), Instrument No. 201800254600 (Fourth Amendment), Instrument No. 201800303527 (Fifth Amendment), and Instrument No. 201900041757 (Sixth Amendment), along with any and all amendments and supplements recorded in the Official Public Records of Dallas County, Texas.

5. **Name and Contact Information for the Association or the Managing Agent of the Association.** The current mailing address for the Association is c/o Nathan Watson, General Manager, 3130 N. Harwood St., Dallas, Texas 75201, telephone number is (214) 435-3705, and e-mail address is nwatson@bleucielliving.com.

6. **Website.** The Association's website may be found at www.bleucielliving.com.

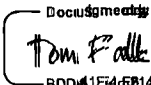
7. **Fees Due Upon Property Transfer.** Fees charged relating to a property transfer are: (i) \$150.00 - transfer fee, (ii) \$350.00 - resale certificate fee, and (iii) two (2) months' assessments - working contribution fee.

8. **Resale Certificates and Other Information.** Resale Certificates and other information regarding the Association may be requested by contacting the Association c/o Nathan Watson via nwatson@bleucielliving.com. The telephone number for Nathan Watson is (214) 435-3705.

IN WITNESS WHEREOF, the undersigned has caused this Certificate to be executed on behalf of the Association in compliance with Section 82.116 of the Texas Property Code. This Certificate shall serve to take the place of all Management Certificates previously filed on behalf of the Association.

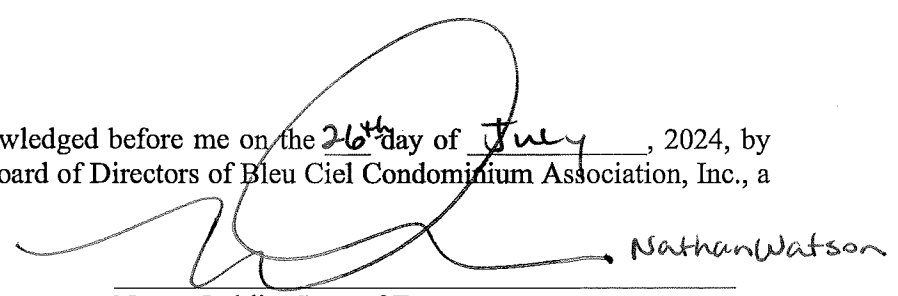
ASSOCIATION:

**BLEU CIEL
CONDOMINIUM ASSOCIATION, INC.,
a Texas non-profit corporation**

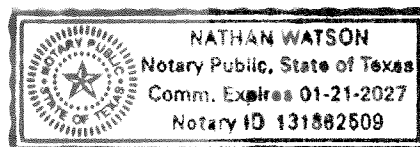
By: 
By: Thomas J. Falk
Its: President

STATE OF TEXAS §
§
COUNTY OF DALLAS §

This instrument was acknowledged before me on the 26th day of July, 2024, by Thomas J. Falk, President of the Board of Directors of Bleu Ciel Condominium Association, Inc., a Texas non-profit corporation.


Notary Public, State of Texas

MANAGEMENT CERTIFICATE



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

Instrument Number: 202400151082

eRecording - Real Property

Recorded On: July 30, 2024 08:15 AM

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: 202400151082
Receipt Number: 20240729000606
Recorded Date/Time: July 30, 2024 08:15 AM
User: Javen H
Station: Cc136

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