



**MANAGEMENT CERTIFICATE
FOR
Cole Avenue Homeowner's Association, Inc.,**

STATE OF TEXAS

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KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF DALLAS

This Management Certificate is executed by Cole Avenue Homeowner's Association Inc., a condominium association (the "Association"), in accordance with Section 82.116 of the Texas Property Code and supersedes any prior management certificate filed by the Association.

1. Name of the Condominium:

The name of the condominium is Cole Avenue Homeowner's Association, Inc.

2. Name of the Association:

The name of the homeowners association is 4221 Cole Avenue Condominiums.

3. The location of the Condominium is:

4221 Cole Avenue, Dallas, Texas 75205

4. Recording Data for the Association:

WHEREAS, the Declaration of Covenants, Conditions and Restrictions for Cole Avenue Homeowner's Association, Inc. a/k/a 4221 Cole Avenue Condominiums, Executed by Maurice Holdings, Inc., a Texas corporation, d/b/a Anderson Associates, as Declarant, was recorded at Volume 85002, Page 0098 on January 3, 1985 in the Real Property Records of Dallas County, Texas, including any amendments thereof, additions, annexations and supplements thereto and entitled "Condominium Declaration for 4221 Cole Ave. Condominiums" (the "Declaration") subjected to the scheme of development therein certain land located in Dallas County, Texas;

WHEREAS, an amendment to the Declaration of Covenants, Conditions and Restrictions for Cole Avenue Homeowner's Association, Inc. a/k/a 4221 Cole Avenue Condominiums was recorded at Volume 85029, Page 2170 on February 11, 1985 in the Real Property Records of Dallas County, Texas, entitled "Amendment to Declaration of 4221 Cole Avenue Condominiums" (the "First Amendment to the Declaration");

WHEREAS, an amendment to the Declaration of Covenants, Conditions and Restrictions for Cole Avenue Homeowner's Association, Inc. a/k/a 4221 Cole Avenue Condominiums was recorded at Volume 96110, Page 00515 on June 4, 1996 in the Real Property Records of Dallas County, Texas, entitled "Amended & Restated Condominium Declaration for Cole Avenue Condominiums" (the "First Amended & Restated Declaration");

WHEREAS, the Bylaws for Cole Avenue Homeowner's Association, Inc. a/k/a 4221 Cole Avenue Condominiums were recorded as an attachment to the Declaration that was recorded at Volume 85002, Page 0098 on January 3, 1985 in the Real Property Records of Dallas County, Texas, entitled "Bylaws of 4221 Cole Ave. Owners Association, Inc." (the "Bylaws"); and

WHEREAS, an amendment to the Bylaws for Cole Avenue Homeowner's Association, Inc. a/k/a 4221 Cole Avenue Condominiums was recorded at Instrument #201200108828 on April 17, 2012 in the Real Property Records of Dallas County, Texas, entitled "First Amendment to Bylaws of Cole Avenue



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Homeowner's Association" (the "First Amendment to the Bylaws").

5. Name and Contact Information of the Association's Management Company and Designated Representative:

The management and designated representative of the Association is Fletcher Community Partners, LLC, a professional management firm located at 8140 Walnut Hill Lane, Suite 530, Dallas, Texas 75231. Fletcher Community Partners may be contacted by phone at (214) 874-0900 or by fax at (214) 874-0900. Email correspondence should be directed to team@fletcher-cp.com. Additional information regarding management services is available on the website at www.fletcher-cp.com.

6. Name and Mailing Address of the Association:

The mailing address for the Association is:
Cole Avenue Homeowner's Association, Inc.
c/o Fletcher Community Partners, LLC
8140 Walnut Hill Lane, Suite 530
Dallas, Texas 75231

7. Property Transfer Fee(s) Charged by the Association:

- Private Transfer Fees: \$0
- Capitalization Fees: \$0
- Resale Certificate Fee: \$375
- Resale Certificate Update: \$75
- Management Company Transfer of Ownership Fee: \$275
- Refinance Fee: \$200
- Rush Fees: From: \$35 to \$125
- Lender Questionnaire: From \$150 to \$250
- Statement of account: \$125

8. Restrictions and Enforcement:

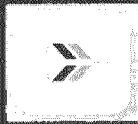
The Association is governed by the covenants, conditions, and restrictions (CC&Rs) set forth in its governing documents, which include the Declaration of Covenants, Conditions, and Restrictions (CC&Rs), Bylaws, and Articles of Incorporation. These documents are available upon request at the office of the management company or at the Association's business office. Website for Dedicatory Instruments: www.fletcher-cp.com, select "Homeowner Login" on the top right, and enter your account credentials.

9. Filing of Certificate:

This Management Certificate is being filed with the County Clerk's office in accordance with Texas Property Code Section 82.116. A copy of this certificate will also be maintained in the Association's records. It shall be valid until a later Management Certificate is filed of record by the Association or a successor Manager, or until termination of this Management Certificate is filed of record, whichever is sooner.

Authorized Signatory for the Homeowners Association:

By: William F. Crawford, Fletcher Community Partners, LLC, President
Managing Agent for Cole Avenue Homeowner's Association, Inc. Duly Authorized Agent
This certificate is executed and signed on this August 4, 2025.



**MANAGEMENT CERTIFICATE
FOR
Cole Avenue Homeowner's Association, Inc.,**

Acknowledgement

State of Texas
County of Dallas

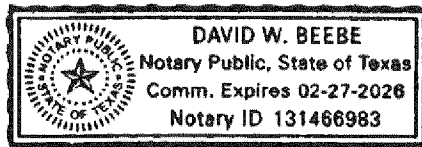
Before me, the undersigned authority, on this day, personally appeared William F. Crawford, known to me to be the person whose name is subscribed to the foregoing document and acknowledged to me that they executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this date August 4, 2025.

David W Beebe

David Beebe
Notary Public in and for the State of Texas

My Commission Expires: Date 2-27-2026



AFTER RECORDING PLEASE RETURN TO:

Fletcher Community Partners, LLC
8140 Walnut Hill Lane, Suite 530
Dallas, Texas 75231

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

Instrument Number: 202500162824

eRecording - Real Property

Recorded On: August 05, 2025 09:21 AM

Number of Pages: 4

" Examined and Charged as Follows: "

Total Recording: \$33.00

******* 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: 202500162824
Receipt Number: 20250804000754
Recorded Date/Time: August 05, 2025 09:21 AM
User: Chanteon R
Station: Cc143

Record and Return To:

Simplifile



**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.