

**CONDOMINIUM ASSOCIATION MANAGEMENT CERTIFICATE
FOR
SHEA MED DISTRICT CONDOMINIUMS**

STATE OF TEXAS §

KNOW ALL PERSONS BY THESE PRESENTS:

COUNTY OF DALLAS §

Pursuant to the provisions of Section 82.116 of the Texas Uniform Condominium Act, the undersigned property owners' association hereby records this Management Certificate for Shea Med District Condominiums. 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 Shea Med District Condominiums.
2. The name of the association is Shea Med District Condominiums.
3. The location of the community is the City of Dallas, Dallas County Texas
4. The recording data for the Declaration is as follows:

Instrument

Supplemental Declaration of Condominium

Condominium Declaration

Original Instrument

Amendment To Declaration of Shea Med District Condominiums

Recording Data

Instrument No. 202300251402, Dallas County Clerk, December 14, 2023

Instrument No. 202100268874, Dallas County Clerk, September 9, 2021

Instrument No. 202400001002, Dallas County Clerk, January 3, 2024

Instrument No. 202100326260 Dallas County Clerk, November 1, 2021

5. The name and mailing address of the association:

Shea Med District Condominiums
c/o Advanced Association Management, Inc.
18208 Preston Road, Suite D- 9349
Dallas, TX 75252

6. The managing agent is Advanced Association Management, Inc.

Address: 18208 Preston Rd. Suite D-9349
Dallas, TX 75252

Phone: 972-248-2238

Email: michele@aam-info.co

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

<http://www.advancedam.vmsclientonline.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 23rd day of July, 2025.

Shea Med District Condominiums,
a, Texas non-profit corporation

By:

Michele Hernandez

Its: Duly Authorized Agent

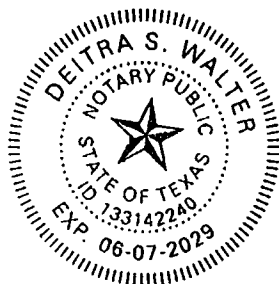
ACKNOWLEDGMENT

STATE OF TEXAS §

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COUNTY OF DALLAS §

This instrument was acknowledged before me on the 23rd day of July, 2025, by Michele 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

My Commission Expires: June 7, 2029

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

Instrument Number: 202500163452

eRecording - Real Property

Recorded On: August 05, 2025 04:02 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: 202500163452
Receipt Number: 20250805000264
Recorded Date/Time: August 05, 2025 04:02 PM
User: Vickey J
Station: Cc131

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