



CONDOMINIUM ASSOCIATION MANAGEMENT CERTIFICATE

FOR

4120 Gilbert Avenue, A Condominium Community

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 4120 Gilbert Avenue, A Condominium Community. 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, Texas.

1. The name of the Condominium is: 4120 Gilbert Avenue
2. The name of the Condominium association: 4120 Gilbert Avenue, A Condominium Community
3. The location of the Condominium is: Being a 0.2199 acre tract of land situated in the W. Grigsby Survey Abstract No. 501, in the City of Dallas, Dallas County, Texas and being a portion of Lot 5 and Lot 6, Block 30/1571, Bowser and Lemmon Oak Lawn and North Dallas Addition, an addition to the City of Dallas, Texas according to the plat thereof recorded in Volume 120, Page 137 of the Plat Records of Dallas County Texas.
4. The recording date for the subdivisions is: A condominium project to the City of Dallas, Dallas County, Texas, according to the Declaration of Condominium, recorded on March 26, 2019, Real Property Records, Instrument# 201900075151 Dallas County, Texas as it may be amended or supplemented from time to time
5. The name and mailing address of the Association: 4120 Gilbert Avenue 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 www.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.


Signed By: Prane Kerley

On Behalf of Proper HOA Management, Managing Agent for 4120 Gilbert Avenue
Signed on 9/22/23

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.

Notary Public Signature

Print or Stamp Commissioned Name of Notary

