



CONDOMINIUM ASSOCIATION MANAGEMENT CERTIFICATE

FOR

Fortyone40 Newton Townhomes

STATE OF TEXAS                    §            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 Fortyone40 Newton Townhomes. 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: Fortyone40 Newton Townhomes
2. The name of the Condominium association: Fortyone40 Newton Townhomes
3. The location of the Condominium is: 4140 Newton Avenue, Dallas, Dallas County, Texas. Being Lot 3A, Block D/1587 of Newton South Addition, an addition to the City of Dallas, Dallas County as recorded in Instrument #200600381917, Real Property Records, 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 for Fortyone40 Newton, recorded on May 16, 2008, Real Property Records, Instrument #20080163550, Dallas County, Texas as it may be amended or supplemented from time to time.
5. The name and mailing address of the Association: Fortyone40 Newton Townhomes 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](mailto:Certificate@properhoamanage.com)
7. Website for Dedicatory Instruments: [www.properhoamanage.com](http://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](http://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 Fortyone40 Newton Townhomes

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 22<sup>nd</sup> day of September 2023, by Prane Kerley, President of Proper HOA Management, LLC.

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

Notary Public Signature

A handwritten name in cursive script, reading "Shannon Kidwill", written over a horizontal line.

Print or Stamp Commissioned Name of Notary

