

## PARKSIDE NEIGHBORHOOD HOMEOWNER'S ASSOCIATION

### MANAGEMENT CERTIFICATE

STATE OF TEXAS     §  
                                  §  
COUNTY OF DALLAS   §

KNOWN ALL MEN BY THESE PRESENTS:

Pursuant to the provisions of Section 209.004 of the Texas Property Code, the undersigned property owner's association hereby records this Management Certificate for Parkside Neighborhood Homeowner's Association.

1.     The name of the subdivision is: Parkside Neighborhood.
2.     The name of the Association is: Parkside Neighborhood Homeowner's Association (the "Association").
3.     The recording data for the subdivision is as follows: See Exhibit "A" attached hereto.
4.     The recording data for the Declaration is as follows:
  - (i)     Declaration of Covenants, Conditions and Restrictions for Parkside, filed of record on December 22, 2014, at Instrument No. 201400324048 of the Official Public Records of Dallas County, Texas, as such may be amended and/or supplemented from time to time (hereinafter referred to as the "Declaration");
  - (ii)    First Amendment to Declaration of Covenants, Conditions and Restrictions for Parkside, filed of record on March 5, 2015, as Instrument No. 201500054088, in the Official Public Records, Dallas County, Texas; and
  - (iii)   Second Amendment to Declaration of Covenants, Conditions and Restrictions for Parkside, filed of record on January 8, 2020, as Instrument No. 202000005317, in the Official Public Records, Dallas County, Texas.
5.     The name and mailing address of the Association: Parkside Neighborhood Homeowner's Association., c/o RealManage, LLC, P. O. Box 803555, Dallas, Texas 75380, Telephone Number: 866-473-2573, PARNEIGH@ciramail.com.
6.     The name and mailing address of the person managing the Association: RealManage, LLC, Attn: Crystal Avendano, P. O. Box 803555, Dallas, Texas 75380, Telephone Number: 866-473-2573, PARNEIGH@ciramail.com.
7.     The website address of the Association: [www.ciranet.com](http://www.ciranet.com)
8.     The Association's Dedicatory Instruments are available to Members online at: [www.ciranet.com/residentportal](http://www.ciranet.com/residentportal)

9. The amount and description of a fee or fees charged by the Association relating to a property transfer in the subdivision:
- Resale Certificate: \$375.00
  - Conveyance/Transfer Fee: \$325.00
  - Refinance Fee: \$250.00
  - Statement of Account: \$295.00
10. Resale certificates can be requested via the RealManage Closing Portal at [www.realmanage.com/closingportal](http://www.realmanage.com/closingportal)
11. Other information the Association considers appropriate: Prospective purchasers are advised to independently examine the Declaration, Bylaws, and all other governing documents of the Association, together with obtaining an official Resale Certificate and performing a comprehensive physical inspection of the lot/home and common areas, prior to purchase.

IN WITNESS WHEREOF, this Management Certificate is hereby executed by its duly authorized managing agent on the 18 day of February, 2025.

**PARKSIDE NEIGHBORHOOD HOMEOWNER'S  
ASSOCIATION**

By: Crystal Avendano  
Crystal Avendano, RealManage, LLC, Managing Agent

STATE OF TEXAS §  
§  
COUNTY OF \_\_\_\_\_ §

This instrument was acknowledged before me on this 18 day of February, 2025, by Crystal Avendano, of RealManage, LLC, the Managing Agent of Parkside Neighborhood Homeowner's Association, a Texas property owners association, on behalf of said Texas property owners association.



Rachel Westen  
Notary Public in and for the State of Texas

Exhibit "A"

1. Bylaws of Parkside Neighborhood Homeowner's Association filed of record on December 22, 2014, as Instrument No. 201400324050, in the Official Public Records, Dallas County, Texas.
2. First Amendment to Bylaws of Parkside Neighborhood Homeowner's Association filed of record on September 27, 2022, as Instrument No. 202200256722, in the Official Public Records, Dallas County, Texas.
3. Certificate of Formation of Parkside Neighborhood Homeowner's Association filed of record on December 22, 2014, as Instrument No. 201400324049, in the Official Public Records, Dallas County, Texas.
4. Certificate and Memorandum of Recording of Dedicatory Instruments for Parkside Neighborhood Homeowner's Association filed of record on October 5, 2015, as Instrument No. 201500266384, in the Official Public Records, Dallas County, Texas.
5. First Supplemental Certificate and Memorandum of Recording of Dedicatory Instruments for Parkside Neighborhood Homeowner's Association filed of record on November 3, 2015, as Instrument No. 201500293516, in the Official Public Records, Dallas County, Texas.
6. Second Supplemental Certificate and Memorandum of Recording of Dedicatory Instruments for Parkside Neighborhood Homeowner's Association filed of record on October 11, 2017, as Instrument No. 201700287405, in the Official Public Records, Dallas County, Texas.
7. Third Supplemental Certificate and Memorandum of Recording of Dedicatory Instruments for Parkside Neighborhood Homeowner's Association filed of record on September 16, 2020, as Instrument No. 202000251599, in the Official Public Records, Dallas County, Texas.
8. Enforcement Policy for Parkside Neighborhood Homeowner's Association filed of record on February 22, 2022, as Instrument No. 202200049764, in the Official Public Records, Dallas County, Texas.
9. Public Access, Recreation and Trail Easement filed of record on April 16, 2021, as Instrument No. 202100111253, in the Official Public Records, Dallas County, Texas.
10. Public Access, Recreation and Trail Easement filed of record on April 16, 2021, as Instrument No. 202100111267, in the Official Public Records, Dallas County, Texas.
11. Special warranty Deed dated June 25, 2021, filed of record on June 29, 2021, as Instrument No. 202100193660, in the Official Public Records, Dallas County, Texas.
12. Special warranty Deed dated June 25, 2021, filed of record on June 29, 2021, as Instrument No. 202100193661, in the Official Public Records, Dallas County, Texas.
13. Parkside Maintenance Agreement by and between Parkside Neighborhood Homeowner's Association, Parkside Common Association, and the City of Irving, dated April 15, 2021, filed of record on May 25, 2021, as Instrument No. 202100155541, in the Official Public Records, Dallas County, Texas.

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

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**Instrument Number:** 202500033187

eRecording - Real Property

**Recorded On:** February 19, 2025 09:50 AM

**Number of Pages:** 4

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**" Examined and Charged as Follows: "**

**Total Recording:** \$33.00

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**\*\*\*\*\* 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:** 202500033187  
**Receipt Number:** 20250219000054  
**Recorded Date/Time:** February 19, 2025 09:50 AM  
**User:** Kevin T  
**Station:** CC123.dal.ccdc

**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.