

**CONDOMINIUM ASSOCIATION MANAGEMENT CERTIFICATE
FOR
GARRETT PARK HOMEOWNERS ASSOCIATION, INC.**

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 Garrett Park Homeowners Association, Inc. 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 is Garrett Park.
2. The name of the association is Garrett Park Homeowners Association, Inc.
3. The location of the community is 1603 N Garrett Ave, Dallas, TX 75206
4. The recording data for the Declaration is as follows:

Instrument

Declaration of Covenants, Conditions, and Restrictions Garrett Park Condominium.
First Amendment to Condominium Declaration for Garrett Park.
By-laws of Garrett Park Homeowners Association, Inc.
Condominium Declaration for Garrett Park Condominium

Recording Data

Volume 82060, Page 0195, Condominium Records, Dallas County, TX. Recorded March 25, 1982
File No. 85027-QUORUM-JF. Recorded March 26, 1982
Volume 82042, Page 0647, Condominiums Records, Dallas County, TX. Recorded February 29, 1982
Document No. 83837-D-JF, Condominium Records, Dallas County, TX. Recorded March 2, 1982

5. The name and mailing address of the association:

 Garrett Park Homeowners Association, Inc.
 c/o Advanced Association Management, Inc.
 18208 Preston Road
 Suite D-9349
 Dallas, TX 75252
6. The name, mailing address, telephone number, and e-mail address of the person managing the association or the association's designated representative is as follows:

Advanced Association Management, Inc.
18208 Preston Rd. Suite D-9349
Dallas, TX 75252
972-248-2238
michele@aaam-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:

<https://advancedam.vmsclionline.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 Condominium Association Management Certificate is hereby executed by its duly authorized agent on this 23rd day of July, 2025.

Garrett Park Homeowners Association, Inc. a
Texas non-profit corporation

By:

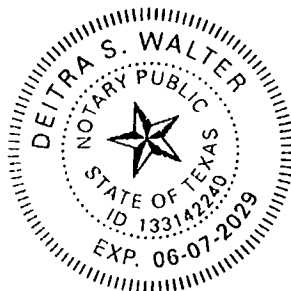
Michele Hernandez

Its: Duly Authorized Agent

ACKNOWLEDGMENT

STATE OF TEXAS §
§
COUNTY OF DALLAS §

This instrument was acknowledged before me on the 23rd day of July, 2025, by Michele Hernandez of Garrett Park Homeowners Association, Inc., 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: 202500160347

eRecording - Real Property

Recorded On: August 01, 2025 08:54 AM

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: 202500160347
Receipt Number: 20250731000512
Recorded Date/Time: August 01, 2025 08:54 AM
User: Sebastian O
Station: Cc145

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