



CONDOMINIUM ASSOCIATION MANAGEMENT CERTIFICATE

FOR

4805 Manett Condominiums

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 4805 Manett 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, Texas.

1. The name of the Condominium is: 4805 Manett Condominiums
2. The name of the Condominium association: 4805 Manett Condominium Association, Inc.
3. The location of the Condominium is: Being Lot 7, in Block 1/2001, of Rick & Hurt's North Fitzhugh Avenue Addition, an Addition to the City of Dallas, Texas, according to the Map or Plat thereof recorded in Volume 2, Page 220, of the Map Records of Dallas County, Texas and more commonly known as 4805 Manett, Dallas, Texas 75204.
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 December 31, 2019, Real Property Records, Dallas County, Texas, Instrument # 201900351047 as it may be amended or supplemented from time to time.
5. The name and mailing address of the Association: 4805 Manett Condominiums 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 4805 Manett Condominiums

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.

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

Notary Public Signature

The name "Shannon Kidwill" written in a cursive, handwritten style in black ink.

Print or Stamp Commissioned Name of Notary

