

AFTER RECORDING RETURN TO:

Judd A. Austin, Jr., Esq.
Henry Oddo Austin & Fletcher
1700 Pacific Avenue
Suite 2700
Dallas, Texas 75201

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

**PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE
OF TRAFALGAR SQUARE HOMEOWNERS ASSOCIATION, INC.**

This MANAGEMENT CERTIFICATE (this "Certificate") is made effective as of December 5, 2025, by the Trafalgar Square Homeowners Association, Inc. a Texas non-profit corporation (the "Association").

W I T N E S S E T H

WHEREAS, HPT Properties, a Texas limited partnership ("Declarant") has previously placed of record that certain Declaration of Covenants, Conditions and Restrictions for Trafalgar Square Homeowners Association, Inc., dated September 27, 1972 (the "Declaration") recorded in Volume 73046/1485, Real Property Records in Dallas County, Texas which Declaration is incorporated herein for all purposes.

WHEREAS, the Association has caused this Certificate to be prepared and filed in accordance with the provisions of the Texas Residential Property Owners Protection Act as provided in Section 209.004 of the Texas Property Code.

NOW, THEREFORE, the undersigned hereby certifies as follows on behalf of the Association:

1. Name of the Subdivision. The name of the Subdivisions which are subject to the Declaration are set forth in Exhibit A attached hereto.
2. Name of the Association. The name of the Association is Trafalgar Square Homeowners Association, Inc.
3. Recording Data for the Subdivision. Recording data for the Subdivisions are set forth on Exhibit A attached hereto.
4. Recording Data for the Declaration. The recording data for the Declaration is recorded in Volume 73046/1485, Real Property Records in Dallas County, Texas. The recording data for amendments to the Declaration is set forth on Exhibit B attached hereto.

5. Mailing Address of the Association and Contact Information for Managing Agent. The current mailing address for the Association is Trafalgar Square Homeowners Association, c/o Insight Association Management, 2400 Lakeside Blvd., Suite 550, Richardson, TX 75082. The Association's managing agent is Insight Association Management, 2400 Lakeside Blvd., Suite 550, Richardson, TX 75082, phone number (214) 494-6002, and email address resales@insightam.com.
6. Association Website. The current website for the Association where current versions of the dedicatory instruments are made available is <https://engage.goenumerate.com/s/trafalgarsquare/>.
7. Description and Fees Associated to Transfer of Title. The amount and description of fees charged relating to a transfer of title for the Association are set forth in Exhibit C.

IN WITNESS WHEREOF, the undersigned has caused this Certificate to be executed on behalf of the Association in compliance with Section 209.004 of the Texas Property Code and serves to take the place of all Management Certificates previously filed by the Association.

ASSOCIATION:

Trafalgar Square Homeowners Association, Inc.
a Texas non-profit corporation.

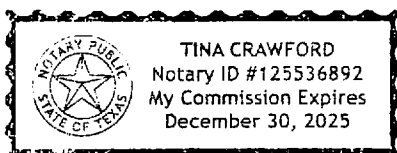
By:


Bruce Crawford, Managing Agent

THE STATE OF TEXAS §
 §
COUNTY OF DALLAS §

This instrument was acknowledged before me on this 5th day of December 2025, by Bruce Crawford, Insight Association Management, Managing Agent for Trafalgar Square Homeowners Association, Inc., a Texas non-profit corporation, on behalf of such corporation.

Notary Public in and for the State of Texas




Notary Public Signature

Exhibit A

[Recording Data for the Subdivision]

Plats of Trafalgar Square recorded in the Map or Plat Records of Dallas County

- Trafalgar Square
Filed in Dallas County, Texas
Document No. 73007/5
- Trafalgar Square, Phase 1 (Replat)
Filed in Dallas County, Texas
Document No. 73229/462
- Trafalgar Square, Phase 1 (Replat)
Filed in Dallas County, Texas
Document No. 73051/1999
- Trafalgar Square, Phase 2C (Replat)
Filed in Dallas County, Texas
Document No. 74044/2016
- Trafalgar Square Block D, Phase 2
Filed in Dallas County, Texas
Document No. 78025/1027
- Trafalgar Square Phase 3 (Replat)
Filed in Dallas County, Texas
Document No. 75081/391
- Trafalgar Square Phase 4
Filed in Dallas County, Texas
Document No. 75199/1575
- Trafalgar Square Phase 5
Filed in Dallas County, Texas
Document No. 77020/327
- Trafalgar Square Phase 5
Filed in Dallas County, Texas
Document No. 76050-1806
- Trafalgar Square Phase 6
Filed in Dallas County, Texas
Document No. 77020/319

Exhibit A Continued

[Recording Data for the Subdivision]

Plats of Trafalgar Square recorded in the Map or Plat Records of Dallas County

- Trafalgar Square Phase 4 (Replat)
Filed in Dallas County, Texas
Document No. 78109/11
- Trafalgar Square Block E, Phase 1
Filed in Dallas County, Texas
Document No. 79075/9
- Trafalgar Square Phase 7
Filed in Dallas County, Texas
Document No. 79184/1109

Exhibit B

[Recording Data for the Declaration]

**Amendments to the Declaration for Trafalgar Square Homeowners Association
recorded with Dallas County**

- a. Declaration recorded under Document No. 73046/1485, Official Public Records of Dallas County, Texas.
- b. First Amendment to Declaration recorded under Document No. 72021/27, Official Public Records of Dallas County, Texas.
- c. Notice of Filing of Dedicatory Instruments recorded under Document No. 201100195765, Official Public Records of Dallas County, Texas.
- d. First Supplement to Declaration (Bylaws) recorded under Document No. 201100241998, Official Public Records of Dallas County, Texas.
- e. Second Supplement to Notice of Filing of Dedicatory Instruments recorded under Document No. 201200110029, Official Public Records of Dallas County, Texas.
- f. Third Supplement to Notice of Filing of Dedicatory Instruments recorded under Document No. 201600355255, Official Public Records of Dallas County, Texas.
- g. Fourth Supplement to Notice of Filing of Dedicatory Instruments recorded under Document No. 201700037458, Official Public Records of Dallas County, Texas.
- h. Fifth Supplement to Notice of Filing of Dedicatory Instruments recorded under Document No. 201700216289, Official Public Records of Dallas County, Texas.
- i. Sixth Supplement to Notice of Filing of Dedicatory Instruments recorded under Document No. 201800241942, Official Public Records of Dallas County, Texas.

Exhibit C

[Description and Fees Associated to Transfer of Title]

Management Fees

1. Premier Resale Disclosure Bundle (TREC Form, Statement of Account, and Association Documents).....\$450.00
2. Resale Disclosure (TREC Form) and Association Documents.....\$375.00
3. Resale Disclosure Update..... \$75.00
4. Transfer Fee..... \$250.00
5. 5 Day Rush Fee.....\$75.00
6. 3 Day Rush Fee.....\$100.00
7. 1 Day Expedited Rush Fee.....\$200.00
8. Custom Questionnaires.....\$165.00
9. Association Questionnaires.....\$125.00

Association Fees

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

Instrument Number: 202500257821

eRecording - Real Property

Recorded On: December 09, 2025 02:54 PM

Number of Pages: 7

" Examined and Charged as Follows: "

Total Recording: \$45.00

******* 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: 202500257821
Receipt Number: 20251208000935
Recorded Date/Time: December 09, 2025 02:54 PM
User: Kimberly G
Station: CC144

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