

MANAGEMENT CERTIFICATE FOR OWNERS ASSOCIATION

Change of management of the owners association for a ☒ condominium project, ☐ townhome project or ☐ residential subdivision

The undersigned Association gives notice that (check one)

- ☐ the management company named below has commenced management of the Association named below;
- ☒ the management company named below is continuing to manage the Association but is refiling this management certificate because information in an earlier certificate needs updating;
- ☐ the Association is no longer self-managed;
- ☐ the Association is self-managed; or
- ☐ the management company named below no longer manages the association.

1. Name of homeowners association Cole Avenue Commons Condo Homeowners Association
2. Address of project 4330 Cole Avenue
Street address of project (if condominium or townhome project)
Dallas, TX 75205
City/State/Zip
3. Name of subdivision Cole Avenue Commons
4. Recording data for subdivision (volume/page or document number of official public records) Vol 2000199, Page 00001
5. Name of condominium project, if a condominium Cole Avenue Commons
6. Name of declaration of covenants, conditions and Restrictions: Declarations of Covenants, Conditions and Restrictions for Cole Avenue Commons Condominiums
7. Recording data for declaration (volume/page or document number of official public records) Vol 2000199, Page 00001, 2001073, 02444
8. The Associations website: coleavenuecommons.com
9. Amount of fees for property transfer: \$200 ; Resale Certificate \$250 .
10. Capital Contribution, Working Capital: N/A
11. Name of managing agent: CLASSIC PROPERTY MANAGEMENT
12. Mailing address of above: 2415 AVENUE J, SUITE 100, ARLINGTON, TX 76006
13. Person to contact: SUSANN FORTNEY
14. Above person's: Telephone (817)640-2064 Fax: (817) 640-6028 Email: susannfortney@classicpm.com

This certificate is filed of record in the county where the above-described project is located. It shall be valid until another management certificate is filed of record or until a termination of this management certificate is filed of record, whichever is sooner.

CLASSIC PROPERTY MANAGEMENT

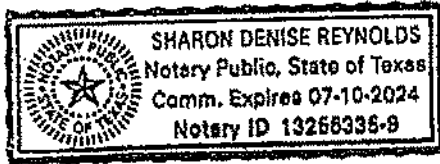
By:


SUSANN FORTNEY, COO

STATE OF TEXAS)

COUNTY OF TARRANT)

This instrument was acknowledged before me on the 25 day of August, 2021 by Susann Fortney in the above stated capacity.



Sharon Denise Reynolds
Notary Public for the State of Texas

After recording, please return to:

CLASSIC PROPERTY MANAGEMENT
ATTN: SUSANN FORTNEY
2415 AVENUE J, SUITE 100
ARLINGTON, TX 76006

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

Instrument Number: 202100255740

eRecording - Real Property

Recorded On: August 27, 2021 08:13 AM

Number of Pages: 3

" Examined and Charged as Follows: "

Total Recording: \$30.00

******* 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: 202100255740
Receipt Number: 20210826000964
Recorded Date/Time: August 27, 2021 08:13 AM
User: Roger J
Station: CC03

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

A handwritten signature in black ink, appearing to be "JFW", is written over the printed name of John F. Warren.