

PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE
for
ADDISON HILLS RESIDENTIAL COMMUNITY, INC.

STATE OF TEXAS §
COUNTY OF DALLAS §

The undersigned, being the President (board position) of Addison Hills Residential Community, Inc., a non-profit corporation ("Association") organized and existing under the laws of the State of Texas, submits the following information pursuant to Section 209.004 of the Texas Property Code which supersedes any prior Management Certificate filed by the Association:

1. Name of Subdivision: The name of the subdivision is Addison Hills.
2. Name of Association: The name of the Association is Addison Hills Residential Community, Inc.
3. Recording Data for the Subdivision: The Residential Property Plat was recorded on February 27, 2023, as Document No. 202300036169 in the official Public Records of Dallas County, as amended from time to time, including (1) recorded on October 3, 2024, as Document No. 202400200794 and (2) recorded on January 15, 2025, as Document No. 202500008244.
4. Recording Date for the Declaration*: The Declaration was recorded on February 27, 2023, as Document No. 202300036169 in the official Public Records of Dallas County, as amended from time to time, including (1) recorded on October 3, 2024, as Document No. 202400200794 and (2) recorded on January 15, 2025, as Document No. 202500008244. The Community Manual was recorded under Document No. 202300036247 in the Official Public Records of Dallas County, Texas, as the same may be amended and supplemented from time to time. The First Supplement to the Community Manual recorded under Document No. 202300174570, in the Official Public Records of Dallas County, Texas. Adoption of Working Capital Assessment, recorded under Document No. 202300036222 in the Official Public Records of Dallas County, Texas.
5. Name and Mailing Address of the Association: The name and mailing address of the Association is Addison Hills Residential Community, Inc. c/o WRMC, 6565 N. MacArthur Blvd #420, Irving, TX 75039.
6. The Contact Information for the Association's Designated Representative: The contact information for the designated representative of the Association is:
WRMC
6565 N. MacArthur Blvd #420
Irving, TX 75039
855.435.4596
info4hoa@worthross.com.
7. The Association's Dedicatory Instruments are Available to Members Online at: www.wrmmcinc.com

8. The Amount and Description of the Fees and Other Charges Charged by the Association in Connection with a Property Transfer:

Description	Fee
Resale Disclosure Package Fee	\$375.00
Resale Certificate Update Fee	\$75.00
Rush Fee (in addition to the Resale Disclosure Package Fee) 3 business days (Optional)	\$450.00
Expedited Fee (in addition to the Resale Disclosure Package Fee) 1 business day (Optional)	\$500.00
Transfer Fee	\$375.00
Working Capital Contribution	½ Annual Assessment Amount

EXECUTED on this 20 day of November, 2025.

ADDISON HILLS RESIDENTIAL COMMUNITY, INC.

By: *Hunter Tatham*

Printed: Hunter Tatham

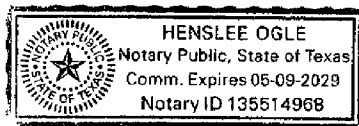
Its: President

*This Management Certificate does not purport to identify every publicly recorded document affecting the Association, or to report every piece of information pertinent to the Association. Rather, the purpose of the Management Certificate is to provide information sufficient for a title company or others to correctly identify the Association and to contact the Association. No person should rely on this Management Certificate for anything other than instructions for identifying and contacting the Association.

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned notary public, on this 20 day of November, 2025 personally appeared Hunter Tatham (name), President (board position) of Addison Hills Residential Community, Inc known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that s/he executed the same for the purpose and in the capacity therein expressed.

(notary stamp)



[Signature]
Notary Public in and for the State of Texas

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

Instrument Number: 202500247414

eRecording - Real Property

Recorded On: November 24, 2025 08:09 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: 202500247414
Receipt Number: 20251121000308
Recorded Date/Time: November 24, 2025 08:09 AM
User: Marija H
Station: Cc138

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, likely belonging to John F. Warren, the Dallas County Clerk.