

## 3320 Douglas Avenue Homeowners Association, Inc. MANAGEMENT CERTIFICATE

This Property Owners' Association Management Certificate is being recorded by 3320 Douglas Avenue Homeowners Association, Inc. (the "Association") in compliance with the terms of Chapter 209 of the Texas Property Code and supersedes any prior management certificate filed by the Association. The Association submits the following additional information:

Name of the Subdivision: 3320 Douglas Avenue Homeowners Association, Inc.

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### Recording Data for Association:

The Subdivision is recorded according to the Map and Plat Records in Dallas County, Texas, as follows:

- (a) 3320 Douglas Avenue Homeowners Association, Inc., recorded under Instrument #20070050635

### Recording Data for Restrictions:

The Declarations for the Association are recorded in the Real Property Records of Dallas County, Texas, as follows:

- (a) Easement Agreement, recorded under Instrument #20070050635

### Name and Mailing Address of the Association

3320 Douglas Avenue Homeowners Association, Inc.  
c/o 3320 Douglas Avenue Homeowners Association Board of Directors  
3320 Douglas Avenue, Apt G  
Dallas, Texas 75219

### Name, Mailing Address, Telephone Number, and E-mail Address of Person Managing the Association or its Designated Representative

3320 Douglas Avenue Homeowners Association Board of Directors  
3320 Douglas Avenue, Apt G  
Dallas, Texas 75219 318-347-4490 [3320DougAve@gmail.com](mailto:3320DougAve@gmail.com)

Website Address of the Association: n/a

### Property Transfer Fee(s) Charged by the Association:

New account setup fee establishing new owner's account in the association's records:  
\$45

Resale Certificate: \$375

Resale Certificate Update: \$75

Legacy Account Closure Fee: \$220

Refinance Statement of Account: \$75

Expedite Fee for Resale Certificate prior to 10 business day delivery obligation:

\$175 for 1 day expedite

\$125 for 3 day expedite

Working capital contribution: Equal to two months of HOA dues

Executed on this the 24<sup>th</sup> day of November 2025

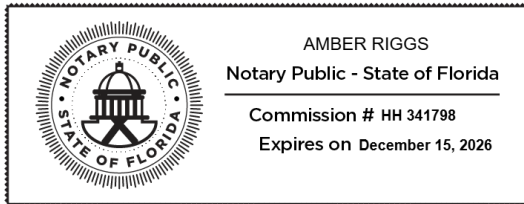
3320 Douglas Avenue Homeowners Association, Inc.,  
acting by and through its Board of Director Secretary

*Frederick Urata Labrador*

11/24/2025

Florida *AR*  
STATE OF ~~TEXAS~~  
Bay County  
COUNTY OF ~~Dallas~~ *AR*

This instrument was acknowledged before me on the 24<sup>th</sup> day of November, 2025 by  
Frederick Labrador, the Board of Director Secretary of 3320 Douglas Avenue Homeowners  
Association, Inc., a Texas nonprofit corporation, on behalf of such corporation.



*Amber Riggs*

HH 341798

12/15/2026

Notarized remotely online using communication technology via Proof.