

  
MARY LOUISE NICHOLSON  
COUNTY CLERK

**PROPERTY MANAGEMENT CERTIFICATE  
FOR  
G.P. COMMERCIAL PROPERTIES, INC.**

STATE OF TEXAS                   §  
   §       **KNOW ALL PERSONS BY THESE PRESENTS:**  
COUNTY OF TARRANT       §

Pursuant to the provisions of Section 209.004 of the Texas Property Code, the undersigned property owners' association hereby records this Management Certificate for G.P. Commercial Properties, Inc. This instrument corrects, amends, restates, and entirely replaces all management certificates for this subdivision that were previously recorded in the Real Property Records of Tarrant County, Texas.

1.       The name of the community is G.P. Commercial Properties, Inc.
2.       The name of the association is G.P. Commercial Properties, Inc.
3.       The location of the community is Lake Ridge Drive & Grand Peninsula Drive, Grand Prairie, TX 75054
4.       The recording data for the Declaration is as follows:

Instrument

Declaration for G.P. Commercial Properties, Inc.

Recording Data

Tarrant County Clerk, April 10, 2007, Instrument# D207124434

5.       The name and mailing address of the association:  
  
              G.P. Commercial Properties, Inc.  
              c/o Advanced Association Management, Inc.  
              18208 Preston Road  
              Suite D-9349  
              Dallas, TX 75252
6.       The name, mailing address, telephone number, and e-mail address of the person managing the association or the association's designated representative is as follows:

Michele Hernandez  
c/o Advanced Association Management, Inc.  
Attn: AAM Accounting  
18208 Preston Rd. Suite D-9349  
Dallas, TX 75252  
972-248-2238  
[michele@advancedassociationmgmt.com](mailto:michele@advancedassociationmgmt.com)

7.       The website address of any Internet website on which the association's dedicatory instruments are available in accordance with Section 207.006 is:

<https://advancedam.vmsclientonline.com>

8. The amount and description of a fee or fees charged by the association relating to a property transfer in the subdivision is as follows:

Resale Certificate Fee:	\$350.00
Expedited Fee-Delivery within 48 Hours	\$500.00
Rush Fee-Delivery within 72 Hours	\$450.00
Transfer Fee	\$250.00

9. Other information the association considers appropriate:

<https://advancedassociationmgmt.condocerts.com/resale/>

IN WITNESS WHEREOF, this Property Management Certificate is hereby executed by its duly authorized agent on this 16th day of November, 2022.

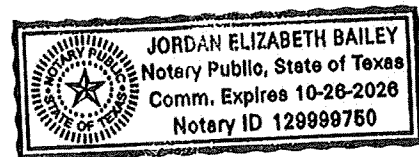
G.P. Commercial Properties, Inc. a Texas non-profit corporation

By: *Nichole Hernandez*

Its: Duly Authorized Agent

#### ACKNOWLEDGMENT

STATE OF TEXAS           §  
  §  
COUNTY OF TARRANT   §



This instrument was acknowledged before me on the 16th day of November, 2022, by *Nichole Hernandez*, of G.P. Commercial Properties, Inc., a Texas non-profit corporation, on behalf of said non-profit corporation.

*Jordan Bailey*  
Notary Public in and for the State of Texas  
My Commission Expires: 10/26/2026