

**MANAGEMENT CERTIFICATE  
OF  
RESERVE AT KESSLER HEIGHTS COMMUNITY ASSOCIATION, INC.**

The undersigned, being an officer of Reserve at Kessler Heights Community Association, Inc. a Texas nonprofit corporation (the "**Association**"), and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

1. The name of the subdivision: Reserve at Kessler Heights
2. The name of the Association: Reserve at Kessler Heights Community Association, Inc. a Texas nonprofit corporation.
3. The recording data for the subdivision: All that certain real property located in Dallas County, Texas, made subject to that certain Declaration of Covenants, Conditions and Restrictions for Reserve at Kessler Heights, recorded as Document No. 201800132887 in the Official Public Records of Dallas County, Texas, as the same may be amended from time to time (the "**Declaration**").
4. The recording data for the Declaration and any amendments to the Declaration: See Attachment 1 to this Management Certificate.
5. The name and mailing address of the Association: Reserve at Kessler Heights Community Association, Inc.; c/o The Management Trust 9111 Jollyville Road, Suite 275 Austin, TX 78759.
6. The name, mailing address, telephone number, and email address of the person managing the Association:

Name:	Reserve at Kessler Heights Community Association, Inc. c/o The Management Trust
Attn:	Chera Wolfe
Mailing Address:	9111 Jollyville Road, Suite 275 Austin, TX 78759
Telephone Number:	(512) 234-3320 x2449
Email Address:	Chera.Wolfe@managementtrust.com

7. Website to access the Association's dedicatory instruments: [my.managementtrust.com]
8. Amount and description of fees related to property transfer in the subdivision: The Association fees are in the following amounts:

Working Capital Assessment - \$1,128.00

Transfer Fee - \$200.00

Resale Certificate Fee - \$360.00

The Association fees cover all costs that the Association incurs related to a property transfer in the subdivision.

This Certificate is effective as of the date this instrument is Recorded.

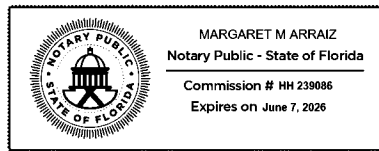
**RESERVE AT KESSLER HEIGHTS COMMUNITY ASSOCIATION, INC.,**  
a Texas nonprofit corporation

By: Warren Farmer  
Name: Warren Lee Farmer  
Title: Secretary

THE STATE OF <sup>FLA</sup>~~TEXAS~~ Florida §  
COUNTY OF St Lucie §

This instrument was acknowledged before me on the 2nd day of October, 2025, by Warren Lee Farmer, as Secretary of Reserve at Kessler Heights Community Association, Inc., a Texas nonprofit corporation, on behalf of said nonprofit corporation. Notarized remotely online using communication technology via Proof.

[SEAL]



Margaret M. Arraiz  
Notary Public Signature

**AFTER RECORDING RETURN TO:**

**Attachment 1**

- Final Plat Stevens Village Addition recorded on or about January 12, 2018 as Document No. 201800011446.
- The Original Declaration of Covenants, Conditions and Restrictions for Reserve at Kessler Heights, recorded on or about May 18, 2018 as Document No. 201800132887.
- Dedicatory Instrument recorded on or about April 22, 2022 as Document No. 202200113055.

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

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**Instrument Number:** 202500209059

eRecording - Real Property

Recorded On: October 03, 2025 04:23 PM

Number of Pages: 4

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**" Examined and Charged as Follows: "**

Total Recording: \$33.00

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**\*\*\*\*\* 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: 202500209059  
Receipt Number: 20251003000182  
Recorded Date/Time: October 03, 2025 04:23 PM  
User: Kevin T  
Station: CC123.dal.ccdc

**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