

### MANAGEMENT CERTIFICATE

This Management Certificate is recorded pursuant to Section 82.116 of the Texas Property Code.  
This amends all prior Management Certificates filed for this Association.

This MANAGEMENT CERTIFICATE (this "Certificate") is made effective as of September 9, 2024 by Tealwood On-The-Creek Condominium Association, Inc., a Texas non-profit corporation (the "Association").

### W I T N E S S E T H :

WHEREAS, the Declarant for Tealwood On-The-Creek Condominiums has previously placed of record that certain Declaration of Covenants, Conditions and Restrictions for Tealwood On-The-Creek Condominiums filed of record on or about December 28, 1979 (the "Declaration") and recorded at Volume 79251, Page 2761 in the Real Property Records of Dallas County, Texas, which Declaration is incorporated herein for all purposes.

WHEREAS, Declarant has created the Association for the benefit of Tealwood On-The-Creek Condominiums.

WHEREAS, the Association was duly formed on January 7, 1980, as Tealwood On-The-Creek Condominium Association, Inc.

WHEREAS, the Association has caused this Certificate to be prepared and filed in accordance with the provisions of the Texas Property Code as provided in Section 82 of the Texas Property Code.

NOW, THEREFORE, the undersigned hereby certifies as follows on behalf of the Association:

1. Name of the Subdivision. The name of the subdivision which is subject to the Declaration is Tealwood On-The-Creek Condominiums.
2. Name of the Association. The name of the Association is the Tealwood On-The-Creek Condominium Association, Inc. and is located at Dallas County, Texas. The mailing address for the Association is PMI Metroplex, PO Box 211327, Bedford, TX 76095.
3. Recording Data for the Subdivision. The Declaration, Bylaws and Plats to the subdivision and any amendments, supplements and additions thereto have been recorded in the Dallas County Clerk's office.
4. Recording Data for the Declaration. The Declaration for the Association was filed on or about December 28, 1979 (the "Declaration") recorded at Volume 79251, Page 2761 in the Real Property Records of Dallas County, Texas; which Declaration is incorporated herein for all purposes and any amendments or supplements thereto.
5. The Name and Mailing Address of Managing Agent. The Association's managing agent is:

PMI Metroplex  
PO Box 211327  
Bedford, TX 76095

6. Manager of the Association. The telephone number for the manager of the Association is 817 952 9009 x1 and the email address for the manager of the Association is hoa@pmimetroplexproperties.com.

7. Website for the Association. The website for the Association is www.pmihoa.com.

8. Resale Certificates: Resale Certificates may be requested by contacting PMI Metroplex at hoa@pmimetroplexproperties.com. The cost of a Resale Certificate is \$250.00. The cost of a Transfer Fee is \$200.00.

IN WITNESS WHEREOF, the undersigned has caused this Certificate to be executed as of the date first above written.

ASSOCIATION:

Tealwood On-The-Creek Condominium Association, Inc.,  
a Texas non-profit corporation

By:

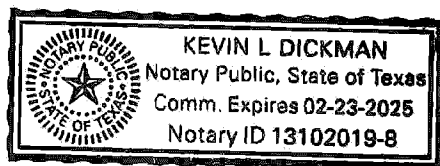


Authorized Representative for  
Tealwood On-The-Creek Condominium  
Association, Inc.

THE STATE OF TEXAS       §  
COUNTY OF DALLAS       §

This instrument was acknowledged before me on this 11 day of September, 2024 by Kevin Schederoff, Authorized Representative for Tealwood On-The-Creek Condominium Association, Inc., a Texas non-profit corporation, on behalf of such corporation.

Notary Public in and for the State of Texas



Notary Public Signature

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

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**Instrument Number:** 202400183561

eRecording - Real Property

**Recorded On:** September 11, 2024 02:35 PM

**Number of Pages:** 3

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

**Total Recording:** \$29.00

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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:** 202400183561  
**Receipt Number:** 20240911000232  
**Recorded Date/Time:** September 11, 2024 02:35 PM  
**User:** Vickey J  
**Station:** Cc131

**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, appearing to be "JFW", is written over a horizontal line.