

CONDOMINIUM ASSOCIATION  
MANAGEMENT CERTIFICATE

*for*  
VINE CONDOMINIUM OWNERS ASSOCIATION

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STATE OF TEXAS       §  
COUNTY OF DALLAS   §

The undersigned, being the President (board position) of Vine Condominium Owners Association, a non-profit corporation ("Association") organized and existing under the laws of the State of Texas, submits the following information pursuant to Section 82.116 of the Texas Property Code which supersedes any prior Management Certificate filed by the Association:

1. Name of the Condominium: The name of the condominium is Vine Condominium.
2. Name of the Association: The name of the Association is Vine Condominium Owners Association.
3. Location of the Condominium: The condominium location is 3210 Carlisle St., Dallas, TX 75204.
4. Recording Date for the Declaration\*: The Association's Jurisdiction includes, but may not be limited to, the property subject to the Declaration of Condominiums recorded on or about April 20, 2007 as Document No. 20070142890 in the Official Public Records of Dallas County, Texas, as amended from time to time, including (1) the First Amendment recorded on or about December 12, 2007 as Document No. 20070443906; and (2) the Second Amendment recorded on or about October 20, 2008 as Document No. 20080336852 (collectively, The Declaration).
5. Name and Mailing Address of the Association: The name and mailing address of the Association is Vine Condominium Owners Association 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.wrmcinc.com](http://www.wrmcinc.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	2 months assessments
Utility Deposit (payable by the seller as utilities are billed in arrears)	\$250.00

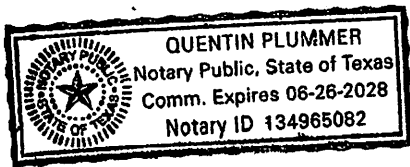
EXECUTED on this 5 day of February, 2026.

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**VINE CONDOMINIUM OWNERS ASSOCIATION**  
 By: \_\_\_\_\_  
 Printed: Erik Stanford  
 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 5<sup>th</sup> day of February, 2026 personally appeared Erik Stanford (name), President (board position) of Vine Condominium Owners Association, 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.



*Quentin Plummer*  
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 Notary Public in and for the State of Texas