

**PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE
FOR
TOWN HOMES OF ADDISON HOMEOWNERS ASSOCIATION, INC.**

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

Pursuant to the provisions of Section 209.004 of the Texas Property Code, the undersigned property owners' association hereby records this Management Certificate for Town Homes of Addison Homeowners Association, 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 Dallas County, Texas.

1. The name of the community is Town Homes of Addison Homeowners Association, Inc.
2. The name of the association is Town Homes of Addison Homeowners Association, Inc.
3. The location of the community is Addison, TX 75001.
4. The recording data for the Declaration is as follows:
 Instrument
 First Supplemental Certificate and Memorandum
 Fourth Supplemental Certificate and Memorandum
 Fifth Supplemental Certificate and Memorandum
 Sixth Supplemental Certificate and Memorandum
 Seventh Supplemental Certificate and Memorandum
 Amended and Restated Bylaws of Town Homes of Addison Homeowners Association, Inc.

Recording Data

Instrument No. 202300019236, Real Property Records of Dallas County, TX. February 6, 2023
Instrument No. 202400187646, Real Property Records of Dallas County, TX September 18, 2024
Instrument No. 202400215430, Real Property Records of Dallas County, TX October 25, 2024
Instrument No. 202400216593, Real Property Records of Dallas County, TX October 28, 2024
Instrument No. 201500163962, Real Property Records of Dallas County, TX June 23, 2015
Doc No. 202000362249, December 28, 2020

5. The name and mailing address of the association:

 Town Homes of Addison Homeowners Association, 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:

Advanced Association Management, Inc.
18208 Preston Rd. Suite D-9349
Dallas, TX 75252
972-248-2238
michele@aam-info.co

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.vmselientonline.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:	\$375.00
Expedited Fee-Delivery within 48 Hours	\$625.00
Rush Fee-Delivery within 72 Hours	\$575.00
Transfer Fee	\$250.00
Working Capital	3 months of Assessments

9. Other information the association considers appropriate:

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

IN WITNESS WHEREOF, this Property Owners Association Management Certificate is hereby executed by its duly authorized agent on this 23rd day of July, 2025.

Town Homes of Addison Homeowners Association, Inc., is a Texas non-profit corporation

By:

Michele Hernandez

Its: Duly Authorized Agent

ACKNOWLEDGMENT

STATE OF TEXAS §
COUNTY OF DALLAS §

This instrument was acknowledged before me on the 23rd day of July, 2025, by Michele Hernandez, of The Town Homes of Addison Homeowners Association, Inc., a Texas non-profit corporation, on behalf of said non-profit corporation.



Michael A. Walter
Notary Public in and for the State of Texas

My Commission Expires: June 7, 2029

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

Instrument Number: 202500160215

eRecording - Real Property

Recorded On: August 01, 2025 08:30 AM

Number of Pages: 3

" Examined and Charged as Follows: "

Total Recording: \$29.00

******* 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: 202500160215
Receipt Number: 20250731000524
Recorded Date/Time: August 01, 2025 08:30 AM
User: Pamela G
Station: CC149

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