



VG-364-2025-202500010237

Dallas County
John F. Warren
Dallas County Clerk

Instrument Number: 202500010237 ✓

Real Property Recordings

Recorded On: January 17, 2025 09:36 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: 202500010237
Receipt Number: 20250117000181
Recorded Date/Time: January 17, 2025 09:36 AM
User: Kathleen M
Station: Cc140

Record and Return To:

Kessler Springs Avenue HOA
627 KESSLER SPRINGS AVE
DALLAS TX 75208



STATE OF TEXAS
Dallas County

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

Management Certificate

This Management Certificate is recorded pursuant to Section 209.004 of the Texas Property Code.
This amends all prior Management Certificates files for this Association.

WITNESSETH:

This MANAGEMENT CERTIFICATE (this "Certificate") is made effective as of January 17, 2025 by Kessler Springs Avenue HOA, a Texas non-profit corporation (the "Association").

1. Name of the Subdivision. The name of the subdivision which is subject to the Declaration is Kessler Springs.
2. Name of the Association. The name of the Association is Kessler Springs Avenue HOA and is located at Dallas County, Texas. The mailing address for the Association is 627 Kessler Springs Avenue, Dallas, TX 75208.
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 March 21, 2008 (the "Declaration") recorded at instrument 20080093222 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:
Kessler Springs Avenue HOA Management
627 Kessler Springs Avenue
Dallas, TX 75208
6. Manager of the Association. The email address for the manager of the Association is KesslerSpringsHOA@yahoo.com. Email the manager of the Association to get a phone number.
7. Resale Certificates: Resale Certificates may be request by contacting Kessler Springs Avenue HOA Management at davidbach79@gmail.com. The cost of a Resale Certificate is \$375.00. The cost for a rush fee is \$150. The cost for a change fee is \$75. The cost of a transfer fee is \$175. The HOA capitalization fee is \$500 or 50% of the assessment, whichever is greater.

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

ASSOCIATION:

Kessler Springs Avenue HOA, a Texas non-profit corporation

By: David Bach
Authorized Representative for
Kessler Springs Avenue HOA

THE STATE OF TEXAS §
COUNTY OF DALLAS §

This instrument was acknowledged before me on this 17th day of Jan., 2025 by David Bach, Authorized Representative for Kessler Springs Avenue HOA, a Texas non-profit corporation, on behalf of such corporation.

Notary Public in and for the State of Texas

Lucia G. Mendoza
Notary Public Signature

