

AFTER RECORDING, RETURN TO:

**Judd A. Austin, Jr.
Henry Oddo Austin & Fletcher, P.C.
1717 Main Street, Suite 4600
Dallas, Texas 75201**

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

**CONDOMINIUM ASSOCIATION
MANAGEMENT CERTIFICATE
FOR
MILLWOOD CREEK HOMEOWNERS ASSOCIATION**

This CONDOMINIUM ASSOCIATION MANAGEMENT CERTIFICATE (this "*Certificate*") is made on behalf of MILLWOOD CREEK HOMEOWNERS ASSOCIATION a Texas non-profit corporation (the "*Association*").

WITNESSETH:

WHEREAS, Combined America Development, Inc., a Texas corporation, in its capacity as Declarant, executed and previously placed of record that certain Condominium Declaration for Millwood Creek Condominiums on January 8, 1982, and recorded same in Volume 82007, Page 0003 of the Condominium Records of Dallas County, Texas.(the "*Declaration*"), including any amendments thereof or supplements thereto are incorporated herein for all purposes.

WHEREAS, the Association has caused this Certificate to be prepared and filed in accordance with the provisions of the Texas Uniform Condominium Act as provided in Section 82.116 of the Texas Property Code.

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

1. **Name of the Condominium.** The name of the subdivision which is the subject of the Declaration is MILLWOOD CREEK CONDOMINIUMS.

2. **Name of the Association.** The name of the Association is MILLWOOD CREEK HOMEOWNERS ASSOCIATION, a Texas non-profit corporation.

3. **Location of the Condominium.** The condominium is located at 2111 E Belt Line Rd., Richardson, TX 75081.

4. **Recording Data for the Declaration.** The Declaration is recorded as Instrument No. 198200070782; the First Amendment to the Declaration is recorded as Instrument 198200987516; the Second Amendment to the Declaration is recorded as Instrument 201800175190; the Supplemental Declaration of Merger and Annexation for Millwood Creek Phase II, is recorded as Instrument 198301368304; the Supplemental Declaration Merger and Annexation for Millwood Creek Phase III, recorded as Volume 83140, Page 5817; Supplemental Declaration of Merger and Annexation for Millwood Creek Phase IV, recorded as Instrument 198401804754; in the Official Public Records of Dallas County, Texas, including all amendments thereof and

supplements thereto.

5. **Name and Contact information for the Association.** The current mailing address for the Association is c/o MAC Group Management Co., 17130 Dallas Pkwy, Ste. 140, Dallas, Texas 75248, telephone number is (469) 939-4928, and e-mail address is info@themacgroupco.com.

6. **Website.** The Association's website may be found at <https://macgrouponline.cincwebaxis.com/>

7. **Fees Due Upon Property Transfer.**

Type of Property Transfer	Dollar Amount
Resale Fee	\$375.00
Transfer Fee	\$200.00
Rush Fee	\$300.00
Pre-Pay Two Months of Regular Assessments	Twice the Regular Assessment amount on date of sale.

8. **Resale Certificates and Other Information.** Resale Certificates and other information regarding the Association may be requested through aeldabaghi@hotmail.com.

IN WITNESS WHEREOF, the undersigned has caused this Certificate to be executed on behalf of the Association in compliance with Section 82.116 of the Texas Property Code. This Certificate shall serve to take the place of all Management Certificates previously filed on behalf of the Association.

ASSOCIATION:

**MILLWOOD CREEK
HOMEOWNERS ASSOCIATION, INC.,
a Texas non-profit corporation**

By: The MAC Group Management Co.
Its: Managing Agent

By: Lonna Blake
Lonna Blake
Its: Vice President

STATE OF TEXAS §
COUNTY OF DALLAS §



This instrument was acknowledged before me on the 1st day of September, 2025 by Lonna Blake, the VP of The MAC Group Management Co., on behalf of MILLWOOD CREEK HOMEOWNERS ASSOCIATION, a Texas non-profit corporation.

[Signature]
Notary Public, State of Texas

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

Instrument Number: 202500217468

eRecording - Real Property

Recorded On: October 15, 2025 03:02 PM

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: 202500217468
Receipt Number: 20251015000508
Recorded Date/Time: October 15, 2025 03:02 PM
User: Natasha R
Station: Cc134

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