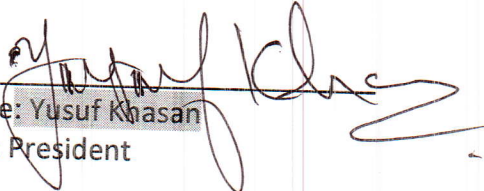


EXECUTED to be effective on the date the instrument is Recorded.

**NORTHGALE VILLAGE CONDOMINIUM ASSOCIATION**  
a Texas nonprofit corporation

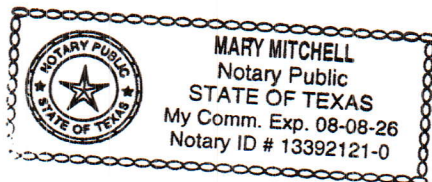
By:   
Name: Yusuf Khasan  
Title: President


STATE OF TEXAS

COUNTY OF Dallas

This instrument was acknowledged before me on the 10 day of October, 2023, by Claire Knight, President of Highland Ridge Phase II HOA, Inc, a Texas nonprofit corporation, on behalf of said nonprofit corporation.

(SEAL)



  
Notary Public Signature

**AFTER RECORDING RETURN TO:**

PMI North Dallas  
5900 S Lake Forest Dr. Ste 300  
Mckinney, TX, 75070  
Email: oscar.pedrajo@pminorthdallas.com

MANAGEMENT CERTIFICATE  
PMI North Dallas

EXECUTED to be effective on the date the instrument is Recorded.

**NORTHGALE VILLAGE CONDOMINIUM ASSOCIATION**  
a Texas nonprofit corporation

By: \_\_\_\_\_

Name: Yusuf Khasan

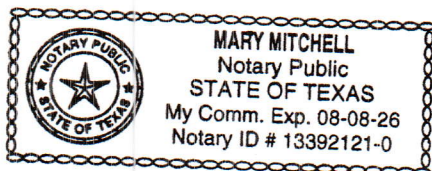
Title: President

STATE OF TEXAS

COUNTY OF Dallas

This instrument was acknowledged before me on the 06 day of October, 2023, by Claire Knight, President of Highland Ridge Phase II HOA, Inc, a Texas nonprofit corporation, on behalf of said nonprofit corporation.

(SEAL)



\_\_\_\_\_  
Notary Public Signature

**AFTER RECORDING RETURN TO:**

PMI North Dallas  
5900 S Lake Forest Dr. Ste 300  
Mckinney, TX, 75070  
Email: oscar.pedrajo@pminorthdallas.com

MANAGEMENT CERTIFICATE  
PMI North Dallas

**MANAGEMENT CERTIFICATE**  
**OF**  
**NORTHGALE VILLAGE CONDOMINIUM ASSOCIATION**

The undersigned, being an officer of Northgale Village Condominium Association, in accordance with Texas Property Code Section 209.004, does hereby certify the following information.

1. Name of Subdivision: Northgale Village Condominium Association
2. Name of Association: Northgale Village Condominium Association
3. Recording Data of the Subdivision: Addition to the City of Richardson TX
4. The recording data for the declaration applicable to the Subdivision Development, and all amendments thereto, is as follows: Final Plat Recorded in Volume 72129 Page 1623, Dallas, TX
5. The name and mailing address for the Association is:  
  
Northgale Village Condominium Association  
c/o PMI North Dallas  
5900 S Lake Forest Dr, Ste 300  
McKinney, TX, 75070
6. The name, mailing address, telephone number, and email address of the person or entity managing the Association is,  
  
PMI North Dallas  
5900 S Lake Forest Dr, Ste 300  
Mckinney, TX, 75070  
Tel: 972.532.7435  
Email: [oscar.pedrajo@pminorthdallas.com](mailto:oscar.pedrajo@pminorthdallas.com)
7. The website address at which the Associations dedicatory instruments are available in accordance to Section 207.006 of the Texas Property Code is  
<https://pmind.cincwebaxis.com/>
8. The following described fees are charged by the Association in relation to a property transfer in the Subdivision Development.

MANAGEMENT CERTIFICATE  
PMI North Dallas



Bundles	Total Fee
<b>Premier Resale Disclosure (TREC Form) Package with Statement of Account AND Inspection</b>	
Resale Disclosure, Statement of Account, Inspection, Association Documents <i>Available to Realtor, Escrow and Homeowner</i>	644
<b>Resale Disclosure (TREC Form) Package and Statement of Account</b>	
Resale Disclosure, Statement of Account, Association Documents <i>Available to Realtor, Escrow and Homeowner</i>	525
<b>Resale Disclosure (TREC Form) Package (\$375 cap for POA/HOA and NO cap for CONDO)</b>	
Resale Disclosure, Association Documents <i>Available to Realtor and Homeowner</i>	400
<b>Premium Lender Questionnaire Bundle (Best Value!)</b>	
Lender Questionnaire, Association Documents <i>Available to Lender ONLY</i>	210
<b>Standard Lender Questionnaire Bundle</b>	
Lender Questionnaire, Budget, Insurance Dec Page <i>Available to Lender ONLY</i>	180
<b>Bank Owned Property Package (REQUIRED FOR FORECLOSED PROPERTIES)</b>	
Statement of Account, Association Documents, W-9, Unit Ledger <i>Available to Lender ONLY</i>	325
<b>Products</b>	
Statement of Account	Total Fee
Refinance Statement of Account	125
Resale Disclosure/TREC Form <i>not offered individually</i>	125
TX Compliance Inspection Form <i>Available to Realtor, Escrow and Homeowner</i>	175
Lender Questionnaire <i>(NOT MORTGAGE)</i>	169
Custom Lender Questionnaire Fee <i>This fee is in addition to the Questionnaire fee above</i>	150
Appraiser Questionnaire	65
<b>Documents</b>	60
Annual Board Meeting Minutes	Total Fee
Annual Financials	20
Articles of Incorporation	30
Budget	25
Bylaws	35
CC&Rs	30
Current Unaudited Financial Documents	40
Design Document	25
Insurance Dec Page	0
Litigation	25
Regular Meeting Minutes	0
Reserve Report	75
Resolutions and Policies	40
Rules and Regulations	15
Special Assessments	15
Unit Ledger <i>not offered individually</i>	0
W-9 <i>not offered individually</i>	25
Welcome Package (New Owner Forms)	0
<b>Additional Fees/Settings</b>	0
Transfer Fee	Total Fee
Standard Processing Time (10 Calendar Days for CONDO and 10 Business Days for POA/HOA)	175
Update Processing Time (5 Business Days cap for POA/HOA and NO cap for CONDO)	7 Business
Questionnaire Processing Time	5 Business
Demand Rush Fee (1 business day)	5 Business
Demand Rush Fee (3 business days)	140
Demand Rush Fee (5 business days)	100
Resale Disclosure Rush Fee (1 business day)	75
Resale Disclosure Rush Fee (3 business days)	140
Resale Disclosure Rush Fee (5 business days)	100
Inspection Rush Fee (1 business day)	75
Inspection Rush Fee (3 business days)	140
Inspection Rush Fee (5 business days)	100
Multi-Product Order Rush (1 business day)	75
Multi-Product Order Rush (3 business days)	140
Multi-Product Order Rush (5 business days)	100
Lender Questionnaire Rush Fee (1 business day)	75
Lender Questionnaire Rush Fee (2 business days)	65
Added Rush Fee <i>(this is a service charge fee for requesters who choose to expedite their order after their order has been placed)</i>	50
Demand Update Fee (1-14 days)	25
Demand Update Fee (15-45 days)	0
Demand Update Fee (46-90 days)	50
Resale Disclosure Update Fee (1-180 days) (\$75 cap for POA/HOA and NO cap for CONDO)	75
Questionnaire Update Fee (1-30 days)	75
	25

THIS DOES NOT  
APPLY TO US  
[NEV. CONDOMINIUM  
AS PER PMI/OSCAR  
ALON CONFERENCE  
CALL MEETING  
ON 10/07/2023-  
SATURDAY. 10/6]

MANAGEMENT CERTIFICATE  
PMI North Dallas