

## COLONY SQUARE CONDOMINIUM ASSOCIATION

### MANAGEMENT CERTIFICATE

STATE OF TEXAS       §  
                                  §  
COUNTY OF DALLAS   §

KNOWN ALL MEN BY THESE PRESENTS:

Pursuant to the provisions of Section 82.116 of the Texas Property Code, the undersigned property owner's association hereby records this Management Certificate for Colony Square Condominium Association.

1.   The name of the Condominium is: Colony Square Condominium.
2.   The name of the Association is: Colony Square Condominium Association.
3.   The location of the Condominium is: 3009 Valley Meadow Drive, Dallas, Texas 75220.
4.   The recording data for the Declaration is as follows:
  - (i) Declaration and Master Deed for Colony Square Condominiums, filed of record December 15, 1977, and recorded on December 16, 1977, as Document No. 197700910705, at Volume 77243, Page 2003 *et. seq.*, in the Condominium Records, Dallas County, Texas; and
  - (ii) First Amendment to the Declaration and Master Deed for Colony Square Condominiums, filed of record on July 21, 1983, and recorded on July 22, 1983, as Document No. 198301438588, at Volume 83143, Page 3238 *et. seq.*, in the Deed Records of Dallas County, Texas; and
  - (ii) Second Amendment to the Declaration and Master Deed for Colony Square Condominiums, filed on February 28, 1990 and recorded on March 1, 1990, as Document No. 199000429460, at Volume 90042, Page 2466 *et. seq.*, in the Deed Records of Dallas County, Texas; and
  - (iii) Third Amendment to the Declaration and Master Deed for Colony Square Condominiums, filed and recorded on July 10, 2008, as Document No. 20080226615 in the Official Records of Dallas County, Texas; and
  - (iv) Fourth Amendment to the Declaration and Master Deed for Colony Square Condominiums, filed and recorded on May 28, 2013, as Document No. 201300164912 in the Official Records of Dallas County, Texas; and
  - (v) Fifth Amendment to the Declaration and Master Deed for Colony Square Condominiums, filed and recorded on May 28, 2013, as Document No. 201300164913 in the Official Records of Dallas County, Texas; and
5.   The name and mailing address of the person or entity managing the Association: Excel Management Group, 9241 Lyndon B Johnson Fwy, #111, Dallas, Texas 75243, Telephone Number: 972-437-2000, Email Address: maria.oakley@excelmgmtgroup.com

6. The contact information for resale certificate requests: Excel Management, 9241 Lyndon B Johnson Fwy, #111, Dallas, Texas 75243, Telephone Number: 972-437-2000, Email Address: [collections@excelmgmt.org](mailto:collections@excelmgmt.org)
7. The website address of the Association: <https://www.excelmgmt.org>
8. The amount and description of a fee or fees charged by the Association relating to a property transfer in the subdivision:
  - Resale Certificate: \$275.00 (if needed within less than 5 days from the date of the request then a rush fee of \$50.00 will be applied, totaling \$325.00)
  - Transfer Fee: \$125.00
9. Other information the Association considers appropriate:
  - (i) Exhibit B to the Declaration and Master Deed are the Condominium By-Laws of Colony Square Condominium Association filed of record December 15, 1977, and recorded on December 16, 1977, as Document No. 197700910705, in the Condominium Records, Dallas County, Texas; and
  - (ii) Notice of Filing of Dedicatory Instruments for Colony Square Condominiums (with attached Articles of Incorporation, Rules and Regulations and Schedule of Fines and Penalties, and Leasing Rules) filed of record June 11, 2003, and recorded on June 14, 2003, as Document No. 200302387701, in the Deed Records, Dallas County, Texas; and
  - (iii) Prospective purchasers are advised to independently examine the Declaration, Bylaws, and all other governing documents of the Association, together with obtaining an official Resale Certificate and performing a comprehensive physical inspection of the unit/home and common elements, prior to purchase.

IN WITNESS WHEREOF, this Management Certificate is hereby executed by a duly authorized Officer of Colony Square Condominium Association on the 18 day of August, 2025.

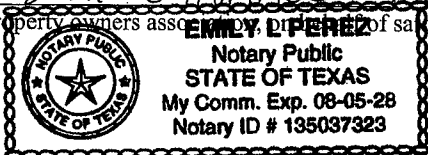
COLONY SQUARE CONDOMINIUM ASSOCIATION

By:

Deborah E. Hummel  
Deborah E. Hummel President

STATE OF TEXAS §  
§  
COUNTY OF DALLAS §

This instrument was acknowledged before me on this 18 day of August, 2025, by DEBORAH E. HUMMEL President of Colony Square Condominium Association, a Texas property owners association, of said property owners association.



Emily L. Perez  
Notary Public in and for the State of Texas

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

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**Instrument Number:** 202500175050

eRecording - Real Property

Recorded On: August 21, 2025 10:36 AM

Number of Pages: 3

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**" Examined and Charged as Follows: "**

Total Recording: \$29.00

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**\*\*\*\*\* 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: 202500175050  
Receipt Number: 20250821000021  
Recorded Date/Time: August 21, 2025 10:36 AM  
User: Leroy C  
Station: Cc127

**Record and Return To:**

Simplifile



**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