


MARY LOUISE NICHOLSON
COUNTY CLERK

**FIRST AMENDED AND RESTATED MANAGEMENT CERTIFICATE
LADERA TAVOLO PARK CONDOMINIUM ASSOCIATION, INC.**

THIS INSTRUMENT AMENDS, RESTATES AND REPLACES IN ITS ENTIRETY THAT CERTAIN CONDOMINIUM ASSOCIATION MANAGEMENT CERTIFICATE FOR LADERA TAVOLO PARK CONDOMINIUM ASSOCIATION, INC. RECORDED AS DOCUMENT NO. D221209905 IN THE OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS.

The undersigned, being an officer of Ladera Tavolo Park Condominium Association, Inc., and in accordance with Section 82.116 of the Texas Uniform Condominium Act, does hereby certify as follows:

1. The name of the condominium project: Ladera Tavolo Park Condominiums (the "**Condominium**").
2. The name of the Association: Ladera Tavolo Park Condominium Association, Inc., a Texas non-profit corporation (the "**Association**").
3. The location of the Condominium: 6133 Carmona Trail, Fort Worth, Texas 76123.
4. The recording data for the declaration: First Amended and Restated Declaration for Ladera Tavolo Park Condominiums, recorded as Document No. D221135727 Official Public Records of Tarrant County, Texas.
5. The mailing address of the Association: Ladera Tavolo Park Condominium Association, Inc., c/o RealManage, LLC, P.O. Box 803555, Dallas, TX 75380, Plano, Texas 75093.
6. The name and mailing address of the person managing the Association:

Name:	Ladera Tavolo Park Condominium Association, Inc., c/o RealManage, LLC
Mailing Address:	P.O. Box 803555 Dallas, TX 75380
Telephone Number:	866.473.2573
Email Address:	<u>LADPROSP@CiraMail.com</u>

7. Website to access the Association's dedicatory instruments:

www.ciranet.com/residentportal

8. Amount and description of fees related to property transfer in the condominium project: The Association fees are in the following amounts:

Resale Certificate Fee* - \$375

Conveyance/Transfer Fee - \$325.00

Refinance Fee - \$250.00

Statement of Account - \$295.00

*Resale certificates are requested via the RealManage Closing Portal at www.realmanage.com/closingportal.

[SIGNATURE PAGE FOLLOWS]

This Certificate is effective as of the 11 day of February 2025

**LADERA TAVOLO PARK CONDOMINIUM
ASSOCIATION, INC.,**

a Texas non-profit corporation

By: Crystal Avendaño
Printed Name: Crystal Avendaño
Title: Director of Association Mgmt

THE STATE OF TEXAS

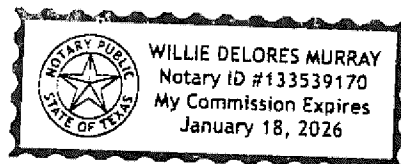
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COUNTY OF Collin

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This instrument was acknowledged before me on 11 day of February, 2025, by Crystal Avendaño of Assoc Mgmt Ladera Tavolo Park Condominium Association, Inc., a Texas non-profit corporation, on behalf of said corporation.

[SEAL]



Willie Delores Murray
Notary Public Signature

AFTER RECORDING RETURN TO:

Robert D. Burton, Esq.
Winstead, PC
600 W. 5th Street, Suite 900
Austin, Texas 78701