

**MANAGEMENT CERTIFICATE
FOR
SECOND STREET AT ELIZABETH TOWNHOMES
HOMEOWNERS ASSOCIATION, INC.**

This Management Certificate is established on April 5, 2024 for Second Street at Elizabeth Townhomes Homeowners Association, Inc., a Texas nonprofit corporation (the "Association"). Capitalized terms used in this Management Certificate which are not defined shall have the meanings given to such terms in the Declaration, hereinafter defined.

RECITALS:

WHEREAS, Housing Channel, a Texas nonprofit (the "Declarant") recorded that certain Declaration of Covenants, Conditions and Restrictions for Second Street at Elizabeth Townhomes Homeowners Association, Inc. on April 3, 2024, as Document No. 202400066421 in the Official Public Records of Dallas County, Texas, as may be amended and supplemented (the "Declaration").

WHEREAS, Declarant established the Association by filing the Certificate of Formation with the Texas Secretary of State on February 12, 2024, as File No. 805425033.

WHEREAS, Declarant recorded the Bylaws of the Association on April 3, 2024, as Document No. 202400066422 in the Official Public Records of Dallas County, Texas, as may be amended and supplemented, to which Bylaws the Certificate of Formation was attached and also recorded.

NOW THEREFORE, the undersigned Manager of the Association certifies to the following information:

1. Name of Subdivision: The subdivision is named Second Street at Elizabeth Townhomes and includes the property described in the Declaration.
2. Name of Association: Second Street at Elizabeth Townhomes Homeowners Association, Inc.
3. Recording Information for the Declaration: Declaration of Covenants, Conditions and Restrictions for Second Street at Elizabeth Townhomes recorded on April 3, 2024 as Document No. 202400066421 in the Official Public Records of Dallas County, Texas, as may be amended and supplemented.
4. Contact Persons and Mailing Address of the Association: The Association is managed by Partnership Realty Services, LLC, a Texas limited liability company and subsidiary of Housing Channel (the "Manager"). The current mailing address for the Association is Second Street at Elizabeth Townhomes Homeowners Association, Inc., c/o Housing Channel, 2900 Airport Freeway, Fort Worth, Texas 76111. The telephone number of the Manager is 817-877-3566 and the email address is ssmyth@housingchannel.org.

5. Community Website: Section 207.006 of the Texas Property Code does not apply to Second Street at Elizabeth Townhomes per Section 207.006(a), and the Association does not have a website address where the Governing Documents are available.
6. Request for Association Information: Any information described in Section 209.004 of the Texas Property Code, as may be amended, may be requested by contacting the Association by mail c/o Second Street at Elizabeth Townhomes Homeowners Association, Inc., c/o Partnership Realty Services, LLC, 2900 Airport Freeway, Fort Worth, Texas 76111 or by email to ssmyth@housingchannel.org.
7. Property Transfer Fees: Fees that may be charged by the Association upon the sale and conveyance of a Lot are described in Section 6.1 of the Declaration. Fees charged by the Manager in connection with the sale and conveyance of Lots are as follows:

Resale Certificate Fee (including updates)	\$ 75.00
Association Admin/Ownership Transfer Fee	\$275.00
Lender Questionnaires and Estoppel Fee	\$100.00

[Remainder of Page Intentionally Left Blank – Signature Page to Follow.]

IN WITNESS WHEREOF, the undersigned Manager of the Association possesses the power and authority to execute this Certificate and has caused this certificate to be executed as of the date first above written.

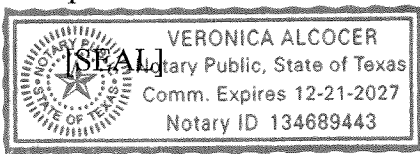
MANAGER:

For and on behalf of Partnership Realty Services, LLC,
a Texas limited liability company and subsidiary of Housing Channel

Housing Channel,
a Texas nonprofit corporation

By: 
Donna VanNess, President

This instrument was acknowledged before me on the 5 day of April, 2024 by Donna VanNess, the President of Housing Channel, a Texas nonprofit corporation, on behalf of said corporation.




Notary Public, State of Texas

AFTER RECORDING RETURN TO:

Second Street at Elizabeth Townhomes Homeowners Association, Inc.
c/o Partnership Realty Services, LLC
2900 Airport Freeway
Fort Worth, Texas 76111

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

Instrument Number: 202400068892

eRecording - Real Property

Recorded On: April 09, 2024 09:21 AM

Number of Pages: 4

" Examined and Charged as Follows: "

Total Recording: \$33.00

******* 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: 202400068892
Receipt Number: 20240405000464
Recorded Date/Time: April 09, 2024 09:21 AM
User: Kevin T
Station: CC123.dal.ccdc

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