



MANAGEMENT CERTIFICATE

FOR

Belmont/Summit Homeowner's Association, Inc.

STATE OF TEXAS

COUNTY OF DALLAS)

§  
§  
§

KNOW ALL MEN BY THESE PRESENTS:

The undersigned, being the Managing Agent of Belmont/Summit Homeowner's Association, Inc. in accordance with section 209.004 of the Texas Property Code, which supersedes any Management Certificates previously filed by the Association:

1. The name of the subdivision is: Belmont/Summit Homeowner's Association, Inc.
2. The name of the Association: Belmont/Summit Homeowner's Association, Inc.
3. The recording date for the subdivision: Declaration of Belmont/Summit Homeowner's Association, Inc. dated effective November 17, 2006, under Instrument No. 200600428054, as it may be amended or supplemented from time to time.
4. The name and mailing address of the Association: Lot 1,2 and 3 Block 8/2072, Caruth Place Addition, an addition to the City of Dallas, Dallas County, Texas as recorded in Volume 2, Page 100 of the Map Records of Dallas County, Texas and being that certain tract described in deed to ENCORE-WAM#1, L.P. as recorded in Volume 2004130, Page 12343 of the Deed Records, Dallas County, Texas.
5. The name, mailing address, telephone number, and email address of the manager of the Association:  
Belmont/Summit Homeowner's Association, Inc.  
c/o Proper HOA Management, LLC  
Mailing Address: 1202 Richardson Drive, Suite 200, Richardson TX, 75080  
Phone Number: 214-378-1112  
Email Address: [customercare@properhoamanage.com](mailto:customercare@properhoamanage.com)
6. The name and contact information for the Managing Agent of the Association:  
Proper HOA Management, LLC  
Prane Kerley  
1202 Richardson Drive, Suite 200  
Richardson, TX 75080  
Phone: 214-378-1112  
Email Address: [certificate@properhoamanage.com](mailto:certificate@properhoamanage.com)
7. Website for Dedicatory Instruments: [www.properhoamanage.com](http://www.properhoamanage.com), select "Homeowner Login" on the top right, and enter your account credentials.



8. The amount and description of a fee or fees charged by the Association relating to a property transfer in the condominium:

Resale Certificate:	\$375
Transfer Fee:	\$300
First Right of Refusal:	\$100
Optional Inspection Fee:	\$150

For all resale and questionnaire information, please go to  
<https://www.ProperHOAManage.com/>

[ACKNOWLEDGEMENT FOLLOWS]

### ACKNOWLEDGEMENT

The foregoing is a true and correct copy of the Management Certificate for the association identified below. It shall be valid until a later Management Certificate is filed by the Association or until termination of this Management Certificate is filed of record, whichever is sooner.

Signed By: Prane Kerley

On Behalf of Proper HOA Management, Managing Agent for Belmont/Summit Homeowner's Association, Inc.  
Signed on October 23, 2023

**After recording, please return to:**

**Proper HOA Management  
1202 Richardson Drive, Suite 200  
Richardson, TX 75080  
ATTN: Prane Kerley**



STATE OF TEXAS

COUNTY OF DALLAS

The foregoing instrument was acknowledged before me this 22<sup>nd</sup> day of September 2023, by Prane Kerley, President of Proper HOA Management, LLC.

A handwritten signature in black ink, appearing to read "Shannon Kidwill", written over a horizontal line.

Notary Public Signature

The name "Shannon Kidwill" written in a large, cursive, handwritten font.

Print or Stamp Commissioned Name of Notary

