

MANAGEMENT CERTIFICATE

This Management Certificate is recorded pursuant to Section 209.004 of the Texas Property Code.
This amends all prior Management Certificates filed for this Association.

This MANAGEMENT CERTIFICATE (this "Certificate") is made effective as of September 10, 2021 by Two Worlds-Keller Springs Residents' Association Inc., a Texas non-profit corporation (the "Association").

W I T N E S S E T H:

WHEREAS, the Declarant for Two Worlds-Keller Springs Residents' Association has previously placed of record that certain Declaration of Covenants, Conditions and Restrictions for Two Worlds-Keller Springs Residents' Association filed of record on or about October 30, 1972 (the "Declaration") and recorded at Volume 72212, Page 0787 in the Real Property Records of Dallas County, Texas, which Declaration is incorporated herein for all purposes.

WHEREAS, Declarant has created the Association for the benefit Two Worlds-Keller Springs Residents' Association.

WHEREAS, the Association was duly formed on September 22, 1972, as Two Worlds-Keller Springs Residents' Association Inc.

WHEREAS, the Association has caused this Certificate to be prepared and filed in accordance with the provisions of the Texas Property Code as provided in Section 209 of the Texas Property Code.

NOW, THEREFORE, the undersigned hereby certifies as follows on behalf of the Association:

1. Name of the Subdivision. The name of the subdivision which is subject to the Declaration is Two Worlds-Keller Springs Residents' Association.
2. Name of the Association. The name of the Association is the Two Worlds-Keller Springs Residents' Association Inc. and is located at Dallas County, Texas. The mailing address for the Association is The MAC Group, 5605 FM 423 Suite 500 PMB #418, Frisco, TX 75036.
3. Recording Data for the Subdivision. The Declaration, Bylaws and Plats to the subdivision and any amendments, supplements and additions thereto have been recorded in the Dallas County Clerk's office.
4. Recording Data for the Declaration. The Declaration for the Association was filed on or about October 30, 1972 (the "Declaration") recorded at Volume 72212, Page 0787 in the Real Property Records of Dallas County, Texas; which Declaration is incorporated herein for all purposes and any amendments or supplements thereto.
5. The Name and Mailing Address of Managing Agent. The Association's managing agent is:

The MAC Group
5605 FM 423 Suite 500 PMB #418
Frisco, TX 75036

6. Manager of the Association. The telephone number for the manager of the Association is 469-939-4928 and the email address for the manager of the Association is info@themacgroupco.com.

7. Website for the Association. The website for the Association is <https://app.townsq.io/login>.

8. Resale Certificates: Resale Certificates may be requested by contacting The MAC Group at resales@themacgroupco.com. The cost of a Resale Certificate is as follows: \$350.00 Resale Fee payable to The MAC Group and \$200.00 Transfer Fee payable to The MAC Group.

IN WITNESS WHEREOF, the undersigned has caused this Certificate to be executed as of the date first above written.

ASSOCIATION:

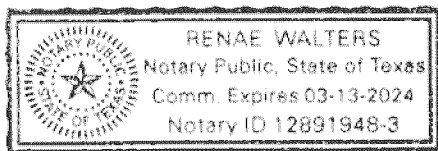
Two Worlds-Keller Springs Residents' Association Inc., a Texas non-profit corporation

By: Deborah Lushier
Authorized Representative for
Two Worlds-Keller Springs Residents'
Association Inc. Managing Agent

THE STATE OF TEXAS §
COUNTY OF DALLAS §

This instrument was acknowledged before me on this 10 day of September, 2021 by Deborah Lushier, Authorized Representative for Two Worlds-Keller Springs Residents' Association Inc., a Texas non-profit corporation, on behalf of such corporation.

Notary Public in and for the State of Texas



Renae Walters
Notary Public Signature

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

Instrument Number: 202100285455

eRecording - Real Property

Recorded On: September 24, 2021 09:45 AM

Number of Pages: 3

" Examined and Charged as Follows: "

Total Recording: \$30.00

***** 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: 202100285455
Receipt Number: 20210923000541
Recorded Date/Time: September 24, 2021 09:45 AM
User: Kevin T
Station: CC15

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