

MANAGEMENT CERTIFICATE

This Management Certificate is recorded pursuant to Section 82.116 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 October 22, 2025 by Ashton Square Condominium Association, Inc., a Texas non-profit corporation (the "Association").

W I T N E S S E T H :

WHEREAS, the Declarant for Ashton Square Condominium Association, Inc. has previously placed of record that certain Declaration of Covenants, Conditions and Restrictions for Ashton Square Condominium Association, Inc. filed of record on or about 1/4/1983 (the "Declaration") and recorded at Volume 83003, Page 7339 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 Ashton Square Condominium Association, Inc.

WHEREAS, the Association was duly formed on January 6, 1983, as Ashton Square Condominium 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 82.116 of the Texas Property Code.

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

1. Name of the Condominium Association. The name of the Condominium Association which is subject to the Declaration is Ashton Square Condominium Association, Inc.
2. Name of the Association. The name of the Association is the Ashton Square Condominium Association, Inc. and is located at Dallas County, Texas. The mailing address for the Association is c/o Proper HOA Management, LLC, 1202 Richardson Drive, Suite 200, Richardson, TX 75080.
3. Recording Data for the Condominium Association. The Declaration, Bylaws and Plats to the Condominium Association 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 1/4/1983 (the "Declaration") recorded at Volume 83003, Page 7339 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 Association.

Ashton Square Condominium Association, Inc.
c/o Proper HOA Management, LLC
1202 Richardson Drive, Suite 200
Richardson, TX 75080

6. The Name and Mailing Address of Managing Agent. The Association's managing agent is:

Proper HOA Management, LLC
1202 Richardson Drive, Suite 200
Richardson, TX 75080

7. Manager of the Association. The telephone number for the manager of the Association is 214-378-1112 and the email address for the manager of the Association is Resale@properhoamanage.com.

8. Website for the Association. The website for the Association is <https://www.homewisedocs.com/>.

9. Resale Certificates: Resale Certificates may be requested by contacting Proper HOA Management, LLC at Resale@properhoamanage.com.

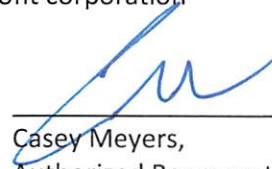
- a. The cost of a Resale Certificate is \$375.00.
- b. Property Transfer Fees Associated with the Transfer of Property within the Community: \$400.00.

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

ASSOCIATION:

Ashton Square Condominium Association, Inc., a Texas non-profit corporation

By:

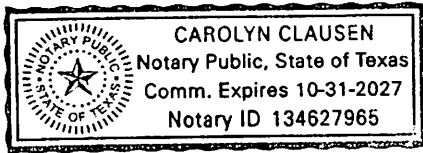


Casey Meyers,
Authorized Representative for
Ashton Square Condominium Association, Inc.

THE STATE OF TEXAS §
 §
COUNTY OF DALLAS §

This instrument was acknowledged before me on this 30th day of October, 2025 by Casey Meyers, Authorized Representative for Ashton Square Condominium Association, Inc., a Texas non-profit corporation, on behalf of such corporation.

Notary Public in and for the State of Texas





Notary Public Signature