

BELLE MEADOW CONDOMINIUM ASSOCIATION, INC.

MANAGEMENT CERTIFICATE

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

KNOWN ALL MEN BY THESE PRESENTS:

Pursuant to the provisions of Section 82.116 of the Texas Property Code, the undersigned property owner's association hereby records this Management Certificate for Belle Meadow Condominium Association, Inc.

1. The name of the Condominium is: Belle Meadow Condominium.
2. The name of the Association is: Belle Meadow Condominium Association, Inc.
3. The location of the Condominium is: 7700 Meadow Rd. Dallas, Texas 75230.
4. The recording data for the Declaration is as follows:
 - (i) Enabling Declaration for Establishment of a Condominium Regime for "Belle Meadow", filed of record on June 25, 1974, and recorded on June 26, 1974, as Document No. 197400108013 in Volume 74125, Page 700, *et seq.*, in Condominium Records (and Deed Records) of Dallas County, Texas; and
 - (ii) First Amendment to Enabling Declaration for Belle Meadow Condominium, filed of record on August 10, 1999, and recorded on August 11, 1999, as Document No. 199900695844 in Volume 99156, Page 8414, *et seq.*, in the Deed Records of Dallas County, Texas.
5. The name and mailing address of the person or entity managing the Association: Excel Management Group, 9241 Lyndon B Johnson Fwy, #111, Dallas, Texas 75243, Telephone Number: 972-437-2000, Email Address: maria.oakley@excelmgmtgroup.com
6. The contact information for resale certificate requests: Excel Management, 9241 Lyndon B Johnson Fwy, #111, Dallas, Texas 75243, Telephone Number: 972-437-2000, Email Address: collections@excelmgmt.org
7. The website address of the Association: <https://www.excelmgmt.org>
8. The amount and description of a fee or fees charged by the Association relating to a property transfer in the subdivision:
 - Resale Certificate: \$275.00 (if needed within less than 5 days from the date of the request then a rush fee of \$50.00 will be applied, totaling \$325.00)
 - Transfer Fee: \$125.00

9. Other information the Association considers appropriate:

- (i) Addendum No I, filed of record on June 23, 1978, and recorded on June 26, 1978, as Document No. 1978006303590 in Volume 78122, Page 1303, et seq., in the Deed Records of Dallas County, Texas; and
- (ii) By-Laws of "Belle Meadow" A Condominiums Apartment Project May 1, 1984, filed of record on June 25, 1974, and recorded on June 26, 1974, as Document No. 197400108013 in Volume 74125, Page 700, et seq., in Condominium Records (and Deed Records) of Dallas County, Texas; and
- (iii) Amendment to the By-Laws of Belle Meadow Condominiums Apartment Project May 1, 1984, filed of record on May 31, 1985, and recorded on June 3, 1985, as Document No. 198501088133 in Volume 85108, Page 3744, et seq., in the Deed Records of Dallas County, Texas; and
- (iv) Prospective purchasers are advised to independently examine the Declaration, Bylaws, and all other governing documents of the Association, together with obtaining an official Resale Certificate and performing a comprehensive physical inspection of the unit/home and common elements, prior to purchase.

IN WITNESS WHEREOF, this Management Certificate is hereby executed by a duly authorized Officer of Belle Meadow Condominium Association, Inc. on the _____ day of _____, 2025.

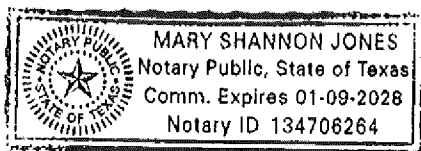
**BELLE MEADOW CONDOMINIUM
ASSOCIATION, INC.**

By: _____

PAUL LABARE, President

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

This instrument was acknowledged before me on this 22 day of AUGUST, 2025, by PAUL LABARE, President of Belle Meadow Condominium Association, Inc., a Texas property owners association, on behalf of said property owners association.



Mary Shannon Jones
Notary Public in and for the State of Texas

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

Instrument Number: 202500177584

eRecording - Real Property

Recorded On: August 25, 2025 03:52 PM

Number of Pages: 3

" Examined and Charged as Follows: "

Total Recording: \$29.00

******* 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: 202500177584
Receipt Number: 20250825000334
Recorded Date/Time: August 25, 2025 03:52 PM
User: Vickey J
Station: Cc131

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

A handwritten signature in black ink, appearing to be "JF Warren".