



CONDOMINIUM ASSOCIATION MANAGEMENT CERTIFICATE
FOR

Cole Avenue Condominiums

STATE OF TEXAS

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KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF DALLAS

Pursuant to the provisions of Section 82.116 of the Texas Property Code, the undersigned condominium owner's association hereby records this Condominium Association Management Certificate for Cole Avenue Condominiums

. This instrument corrects, amends, restates and entirely replaces all management certificates for this subdivision that were previously recorded in the Real Property Records of Dallas, Texas.

1. The name of the Condominium is: Cole Avenue Homeowner's Association
2. The name of the Condominium association: Cole Avenue Homeowner's Association INC.
3. The location of the Condominium is: Consisting of one(1) building and containing a total of nineteen (19) apartment units and certain other improvements located thereon, situated in the County of Dallas, State of Texas,
4. The recording date for the subdivisions is: Declaration of recorded in Number 201200108828 Public Records, Dallas County, Texas on December 17, 1984, in the Deed Records, Dallas County, Texas as it may be amended or supplemented from time to time.
5. The name and mailing address of the Association: Cole Avenue Homeowner's Association: 1202 Richardson Drive, Suite 200, Richardson TX, 75080
6. The name, mailing address, telephone number, and email address of the manager of the Association:
Name: Proper HOA Management, LLC
ATTN: Prane Kerley
Mailing Address: 1202 Richardson Drive, Suite 200, Richardson TX, 75080
Phone Number: 214-378-1112
Email Address: Certificate@properhoamanage.com
7. Website for Dedicatory Instruments: 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 ProperHOAManage.com

[ACKNOWLEDGEMENT FOLLOWS]

ACKNOWLEDGEMENT

The foregoing is a true and correct copy of the Condominium Association 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.

A handwritten signature in blue ink, appearing to read "Prane Kerley", is written over a horizontal line.

Signed By: Prane Kerley

On Behalf of Proper HOA Management, Managing Agent for Cole Avenue Homeowner's Association, Inc.

Signed on 11/21/2024

After recording, please return to:

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

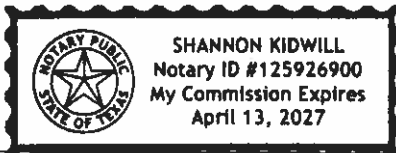
STATE OF TEXAS

COUNTY OF DALLAS

The foregoing instrument was acknowledged before me this 21 day of November 2024,
by Hane Kelley, President of Proper HOA Management.



Notary Public Signature



Print or Stamp Commissioned Name of Notary