

**AFTER RECORDING, RETURN TO:**

**Judd A. Austin, Jr.**  
**Henry Oddo Austin & Fletcher, P.C.**  
**1717 Main Street, Suite 4600**  
**Dallas, Texas 75201**

STATE OF TEXAS           §  
                                     §  
COUNTY OF DALLAS     §

**CONDOMINIUM ASSOCIATION  
MANAGEMENT CERTIFICATE  
FOR  
AMOUR VALLEE CONDOMINIUM ASSOCIATION, INC.**

This CONDOMINIUM ASSOCIATION MANAGEMENT CERTIFICATE (this "*Certificate*") is made on behalf of AMOUR VALLEE CONDOMINIUM ASSOCIATION, Inc., a Texas non-profit corporation (the "*Association*").

**WITNESSETH:**

**WHEREAS**, KAMINSKI HOLDINGS, INC., a Texas corporation, in its capacity as Declarant, executed and previously placed of record that certain Condominium Declaration for Amour Vallee Condominiums, filed on November 12, 2018, and recorded under Instrument No. 2018-00301146 in the Official Public Records of Dallas County, Texas (the "*Declaration*"), including any amendments thereof or supplements thereto are incorporated herein for all purposes.

**WHEREAS**, the Association has caused this Certificate to be prepared and filed in accordance with the provisions of the Texas Uniform Condominium Act 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.** The name of the subdivision which is the subject of the Declaration is AMOUR VALLEE CONDOMINIUMS.
2.     **Name of the Association.** The name of the Association is AMOUR VALLEE CONDOMINIUM ASSOCIATION, INC., a Texas non-profit corporation.
3.     **Location of the Condominium.** The condominium is located at Dallas, Dallas County, Texas.
4.     **Recording Data for the Declaration.** The Declaration is recorded Instrument No. 2018-00301146; First Amendment to the Declaration is recorded as Instrument No. 201800335053; Second Amendment to the Declaration is recorded as Instrument No. 201800335938; Third Amendment to the Declaration is recorded 201900011663; Fourth Amendment to the Declaration is recorded as Instrument No. 201900012634; Fifth Amendment to the Declaration is recorded as Instrument No. 201900025854; Sixth Amendment to the Declaration is recorded as Instrument No. 201900037210; and Seventh Amendment to the Declaration is recorded as Instrument No. 201900050520 in the Official Public Records of Dallas County, Texas, including all amendments thereof and supplements thereto.

5. **Name and Contact information for the Association or the Managing Agent of the Association.** The current mailing address for the Association is c/o MAC Group Management Co., 17130 Dallas Pkwy, Ste. 140, Dallas, Texas 75248, telephone number is (469) 939-4928, and e-mail address is [info@themacgroupco.com](mailto:info@themacgroupco.com).

6. **Website.** The Association's website may be found at <https://macgrouponline.cincwebaxis.com/>

7. **Fees Due Upon Property Transfer.**

Type of Property Transfer	Dollar Amount
Resale Fee	\$350.00
Transfer Fee	\$200.00
Working Capital Fee	\$1,000.00
Rush Fee	\$50.00

8. **Resale Certificates and Other Information.** Resale Certificates and other information regarding the Association may be requested through <https://www.homewisedocs.com/>.

IN WITNESS WHEREOF, the undersigned has caused this Certificate to be executed on behalf of the Association in compliance with Section 82.116 of the Texas Property Code. This Certificate shall serve to take the place of all Management Certificates previously filed on behalf of the Association.

**ASSOCIATION:**

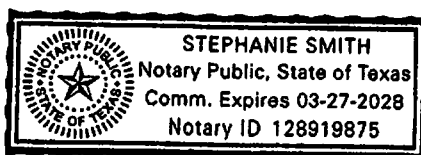
**AMOUR VALLEE  
CONDOMINIUM ASSOCIATION, INC.  
a Texas non-profit corporation**

By: The MAC Group Management Co.  
Its: Managing Agent

By: Lonna Blake  
Lonna Blake  
Its: Vice President

STATE OF TEXAS  
COUNTY OF DALLAS

§  
§  
§



This instrument was acknowledged before me on the 19 day of SEPTEMBER 2025 by LONNA BLAKE, the V.P. of The MAC Group Management Co., on behalf of AMOUR VALLEE CONDOMINIUM ASSOCIATION, INC. a Texas non-profit corporation.

  
Notary Public, State of Texas

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

---

**Instrument Number:** 202500202719

eRecording - Real Property

**Recorded On:** September 25, 2025 11:21 AM

**Number of Pages:** 4

---

**" Examined and Charged as Follows: "**

Total Recording: \$33.00

---

\*\*\*\*\* 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:** 202500202719  
**Receipt Number:** 20250925000389  
**Recorded Date/Time:** September 25, 2025 11:21 AM  
**User:** Tineka S  
**Station:** Cc102

**Record and Return To:**

CSC Global



**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