

MANAGEMENT CERTIFICATE Melrose Heights Phase II Condominium Owners Association, Inc.

STATE OF TEXAS

COUNTY OF Dallas

Name of Subdivision: Melrose Heights Phase II Condominium Owners Association, Inc.

Name of Homeowners Association: Melrose Heights Phase II Condominium Owners Association, Inc.

Address of the Homeowners Association: Melrose Heights Phase II Condominium Owner Association, Inc.

c/o Junction Property Management
P.O. Box 810552
Dallas, TX 75381-0552

Phone Number: 972-484-2060

Email address: info@junctionproperty.com

Website: www.junctionproperty.com

Recording Data for Subdivision: 10/09/2025

All Recording Data for Documents: Condominium Declaration document number 201900113684; Notice of Filing of Dedicatory Instruments document number 202100357729

Mailing Address of Association or Name and Mailing Address of Managing Agent, telephone number of Managing Agent:

Melrose Heights Phase II Condominium Owners Association, Inc.

c/o Junction Property Management
P.O. Box 810552
Dallas, TX 75381-0552
972-484-2060

List of Fees Associated with Property Transfer:	<u>Fee</u>	<u>Amount</u>
Resale		\$375.00
Mgmt Transfer		<u>\$50.00</u>
HOA Transfer		\$ _____
Capital Contributions		\$ _____
Reserve Contribution		\$ _____
Working Capital	4x Monthly Assessment	
Additional Dues at Closing		\$ _____

Other information the Association considers Appropriate for governing, administration or operation of the Subdivision and Homeowners Association:

Melrose Heights Phase II Condominium Owners Association, Inc.

By: *John Tarlton*

Print Name: John Tarlton

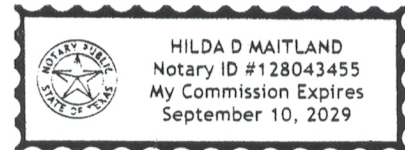
Print Title: Managing Agent

STATE OF TEXAS

COUNTY OF DALLAS

This instrument was acknowledged and signed before me on the 9th day of October 2025 by John Tarlton, the Managing Agent of Junction Realty, Inc. on behalf of the Association.

Hilda D. Maitland
Notary Public-State of Texas



After Recording Return To:

Junction Property Management
P.O. Box 810552
Dallas, TX 75381-0552