

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 February 21, 2025 by Stutz Condominium Association, Inc. a/k/a Stutz Road Condominiums, a Texas non-profit corporation (the "Association").

WITNESSETH:

WHEREAS, the Declarant for Stutz Road Condominiums has previously placed of record that certain Declaration of Covenants, Conditions and Restrictions for Stutz Road Condominiums filed of record on or about March 29, 2007 (the "Declaration") and recorded at Instrument No. 20070111671 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 Stutz Road Condominiums.

WHEREAS, the Association was duly formed on November 17, 2020, as Stutz Condominium Association, Inc. a/k/a Stutz Road Condominiums.

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 of the Texas Property Code.

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

1. Name of the Subdivision. The name of the subdivision which is subject to the Declaration is Stutz Road Condominiums.
2. Name of the Association. The name of the Association is the Stutz Condominium Association, Inc. a/k/a Stutz Road Condominiums and is located at Dallas County, Texas. The mailing address for the Association is Secure Association Management, PO Box #51555, Denton, TX 76206.
3. Recording Data for the Subdivision. The Declaration, Bylaws and Plats to the subdivision 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 March 29, 2007 (the "Declaration") recorded at Instrument No. 20070111671 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 Managing Agent. The Association's managing agent is:

Secure Association Management
PO Box #51555
Denton, TX 76206


6. Manager of the Association. The telephone number for the manager of the Association is 940-497-7328 and the email address for the manager of the Association is info@secure-mgmt.com.

7. Resale Certificates: Resale Certificates may be requested by contacting Secure Association Management at info@secure-mgmt.com. The cost of a Resale Certificate is \$375.00. The cost of a Transfer Fee is \$175.00. The cost of a Rush Fee is \$100.00. Transfer and Rush Fees are subject to change at the management company's discretion.

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

ASSOCIATION:

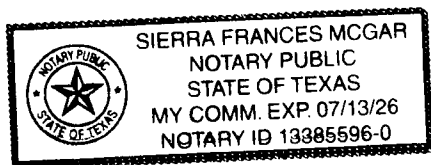
Stutz Condominium Association, Inc. a/k/a Stutz Road Condominiums, a Texas non-profit corporation

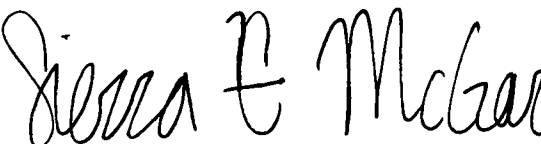
By: 
Authorized Representative for
Stutz Condominium Association, Inc. a/k/a Stutz
Road Condominiums

THE STATE OF TEXAS §
COUNTY OF DALLAS §

This instrument was acknowledged before me on this 21 day of February, 2025 by John Mackenzie Authorized Representative for Stutz Condominium Association, Inc. a/k/a Stutz Road Condominiums, a Texas non-profit corporation, on behalf of such corporation.

Notary Public in and for the State of Texas




Notary Public Signature

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

Instrument Number: 202500153611

eRecording - Real Property

Recorded On: July 24, 2025 09:12 AM

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: 202500153611
Receipt Number: 20250723000396
Recorded Date/Time: July 24, 2025 09:12 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