



MANAGEMENT CERTIFICATE

FOR

Capitol Avenue Townhomes Owners Association

STATE OF TEXAS

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KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF DALLAS)

The undersigned, being the Managing Agent of Capitol Avenue Townhomes Owners Association. in accordance with section 209.004 of the Texas Property Code, which supersedes any Management Certificates previously filed by the Association:

1. The name of the subdivision is: Capitol Avenue Townhomes Owners Association
2. The name of the Association: Capitol Avenue Townhomes Owners Association
3. The recording date for the subdivision: All of the real property as shown on the Final Plat of Capitol Avenue Townhomes Additions, Lots 11A-11F, 12A-12H & 12J-12M, Block C/1993, recorded November 15, 2013 Dallas County, Texas.
4. The name and mailing address of the Association: Declaration of Covenants Conditions and Restrictions recorded on November 15, 2013 as Document No. 201360353757 Plat Records, Dallas County, Texas as it may be amended or supplemented from time to time.
5. The name, mailing address, telephone number, and email address of the manager of the Association:
Capitol Avenue Townhomes Owners Association
c/o Proper HOA Management, LLC
Mailing Address: 1202 Richardson Drive, Suite 200, Richardson TX, 75080
Phone Number: 214-378-1112
Email Address: customercare@properhoamanage.com
6. The name and contact information for the Managing Agent of the Association:
Proper HOA Management, LLC
Prane Kerley
1202 Richardson Drive, Suite 200
Richardson, TX 75080
Phone: 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
<https://www.ProperHOAManage.com/>

[ACKNOWLEDGEMENT FOLLOWS]

ACKNOWLEDGEMENT

The foregoing is a true and correct copy of the 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.

Signed By: Prane Kerley

On Behalf of Proper HOA Management, Managing Agent for Capitol Avenue Townhomes Owners Association
Signed on October 23, 2023

After recording, please return to:

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



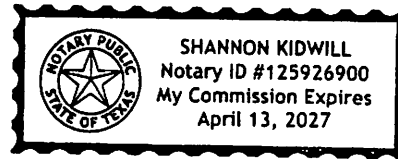
STATE OF TEXAS

COUNTY OF DALLAS

The foregoing instrument was acknowledged before me this 22nd day of September 2023, by Prane Kerley, President of Proper HOA Management, LLC.

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

Notary Public Signature



A handwritten signature in black ink, reading "Shannon Kidwill", written over a horizontal line.

Print or Stamp Commissioned Name of Notary