

## **MANAGEMENT CERTIFICATE**

In compliance with the provisions of Section 82.116 of the Texas Property Code, the undersigned entity gives notice that it is managing the herein described Association:

**1. Name of the Condominium/Subdivision:** Sutton Place Condominiums

**2. Name of the Association:** Sutton Place Condominiums Association Inc.

**3. Condominium Location:** 3100 Cole Ave., Dallas, TX 75204

**4. Recording data for the Declaration:**

1. Declaration of Condominium Regime for Sutton Place Condominiums recorded in Document no. 200101293812.
2. First Amendment to the Declaration for Sutton Place Condominiums recorded in document no. 201400330804.
3. Second Amendment to the Declaration for Sutton Place Condominiums recorded in document no. 201600319083.
4. Third Amendment to the Declaration for Sutton Place Condominiums recorded in document no. 202400068108, Official Public Records of Dallas County, Texas.

**5. Mailing Address of the Association :** Sutton Place Condominiums Association Inc. , c/o Goodwin & Company, PO Box 203310, Austin, TX 78720-3310

**6. Name, mailing address, phone number & email for designated representative:**

**Goodwin & Company**  
**PO Box 203310, Austin, TX**  
**855.289.6007**  
**[Info@goodwin-co.com](mailto:Info@goodwin-co.com)**

**7. Website address where all dedicatory instruments can be found:**

<https://dspc.sites.townsq.io/> or [www.goodwin-co.com](http://www.goodwin-co.com) , use the "find my community" search bar to locate the community webpage

**8. Fees charged by Association related to a property transfer:**

Working Capital Contribution - Equal to 2 Months Assessments: \$2  
Resale Certificate: \$375  
Resale Certificate Update: \$75  
Rush Fees to expedite Resale Certificate delivery in advance of 10 business day requirement:  
- 1 business day: \$350 / 3 business days: \$250 / 5 business days: \$150 / 7 business days: \$100  
Compliance Inspection Fee (optional): \$150  
Transfer Fees: \$340  
Refinance Fee - \$120  
Statement of Account - \$120

This management certificate is filed of record in Dallas County, Texas by the entity managing the Association. It shall be valid until a later Management Certificate is filed of record by the Association or a successor manager, or until a termination of this Management Certificate is filed of record, whichever is sooner.

*Kaci Maglich*

By: Kaci Maglich, Managing Agent for : Sutton Place Condominiums  
Association Inc. , Duly, Authorized Agent  
Signed: August 29, 2025

**AFTER RECORDING RETURN TO:**

**Goodwin & Company**

**PO Box 203310**

**Austin, TX 78720-3310**

STATE OF TEXAS

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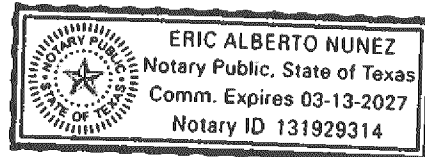
COUNTY OF DALLAS

This instrument was signed before me on August 29, 2025 and it was acknowledged that this Instrument was signed by Kaci Maglich for the purposes and intent herein expressed.

*Eric Nunez*

Notary Public in and for the State of Texas

Notary Printed Name: Eric Nunez



My Commission Expires: 3/13/2027

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

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**Instrument Number:** 202500194465

eRecording - Real Property

**Recorded On:** September 16, 2025 08:38 AM

**Number of Pages:** 3

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

Total Recording: \$29.00

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\*\*\*\*\* 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:** 202500194465  
**Receipt Number:** 20250915001252  
**Recorded Date/Time:** September 16, 2025 08:38 AM  
**User:** Leroy C  
**Station:** Cc127

**Record and Return To:**

Simplifile



**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

A handwritten signature in black ink, appearing to be "JFW", located to the right of the printed name and title.