

**PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE
FOR
M CENTRAL RESIDENCES CONDOMINIUM ASSOCIATION, INC.**

THE STATE OF TEXAS §
 §
COUNTIES OF DALLAS §

The undersigned, being an Officer of M Central Residences, a Condominium, a non-profit corporation organized and existing under the laws of the State of Texas, submits the following information pursuant to Section 82.116 of the Texas Property Code which supersedes any prior Management Certificate filed by the Association:

1. Name of Condominium: M Central Residences.
2. Name of Association: M Central Residences Condominium Association, Inc.
3. Location of the Condominium:
 - a. 5656 North Central Expressway, Dallas, TX 75206.
4. Recording Data for the Condominium Declaration:
 - a. Master Condominium Declaration for M Central Residences, a Condominium is recorded on September 16, 2005, County Clerk's File No. 3511362, Volume 2005182, Page 111, of the Real Property Records of Dallas County, Texas as amended or supplemented from time to time as:
 - i. First Amendment to Master Condominium Declaration for 1999 McKinney, a Condominium is recorded on December 29, 2006, in County Clerk's File No. 200600480560 of the Real Property Records of Dallas County, Texas.
 - ii. Second Amendment to Master Condominium Declaration for M Central Residences, a Condominium is recorded on January 24, 2007, in County Clerk's File No. 20070028530 of the Real Property Records of Dallas County, Texas.
 - iii. Third Amendment to Master Condominium Declaration for M Central Residences, a Condominium is recorded on August 7, 2014, in County Clerk's File No. 201400200186 of the Real Property Records of Dallas County, Texas.
5. Name and Mailing Address of the Association is: M Central Residences Condominium Association, Inc. c/o FirstService Residential Texas, Inc., 14951 North Dallas Pkwy., Suite 600, Dallas, TX 75254.
6. Name and Mailing Address of Person Managing the Association or Its Designated Representative is: M Central Residences Condominium Association, Inc. c/o FirstService Residential Texas, Inc., 14951 North Dallas Pkwy., Suite 600, Dallas, TX 75254.
7. Telephone Number to Contact the Association is: 214-871-9700.

8. Email Address to Contact the Association: Resale Certificates and other information regarding the Association may be requested by contacting the Association c/o FirstService Residential via <https://www.fsresidential.com/texas/resale-and-lender-documents>. Alternatively, you may contact the office for FirstService Residential by e-mail at Mgmt-CertificateTX@fsresidential.com.
9. The Association's website is: <https://TheResidencesAtTheHighland.connectresident.com>
10. Fees charged by the Association upon the sale or transfer of a Unit:

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|---|-------------------------|
| Transfer Fee | \$340.00 |
| Resale Disclosure Package (6-10 days; 3-5 days; 1-2 days) | \$375; \$450; \$500 |
| Resale Disclosure Update (within 60 days of original request) | \$75.00 |
| Refinance Certificate Fee (6-10 days; 3-5 days; 1-2 days) | \$150; \$225; \$275 |
| HOA Questionnaire (optional) – (Single Family) | \$250.00 |
| Loan Estimate Questionnaire (optional) – (Single Family) | \$100.00 |
| Custom Lender Form Mortgage Questionnaire – (Condominiums) | \$350.00 |
| Uniform Condo Questionnaire (6-10 days; 3-5 days; 1-2 days) | \$220; \$275; \$325 |
| Working Capital Fee/Reserves Contribution | Equal to 3 months' dues |

Executed on this the 10 day of December 2024.

M Central Residences Condominium Association,
Inc., a Texas non-profit corporation

By: , Officer

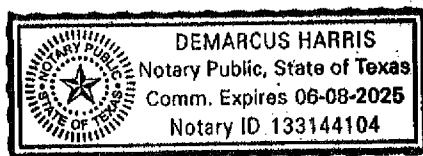
THE STATE OF TEXAS

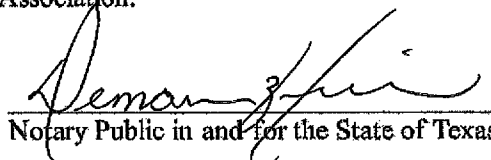
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ACKNOWLEDGMENT

COUNTY OF DALLAS

BEFORE ME, the undersigned notary public, on this the 10th day of December 2024 personally appeared RAMONA YDUNATE, Officer of M Central Residences Condominium Association, Inc. known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that s/he executed the same for the purpose and in the capacity therein expressed and on behalf of the Association.




Notary Public in and for the State of Texas

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

Instrument Number: 202500014873

eRecording - Real Property

Recorded On: January 24, 2025 10:21 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: 202500014873
Receipt Number: 20250124000299
Recorded Date/Time: January 24, 2025 10:21 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

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