

**PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE
FOR
MONDARA CONDOMINIUMS ASSOCIATION, INC.**

THE STATE OF TEXAS §
 §
COUNTIES OF DALLAS §

The undersigned, being the President of Mondara Condominiums Association, Inc., 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: Mondara Condominiums.
2. Name of Association: Mondara Condominiums Association, Inc.
3. Location of the Condominium and Recording Data for the Condominium:
 - a. Mondara Condominiums, located at 4502 Abbot Ave., Dallas, Texas 42002.
 - b. Benig Lot 7A, Block 4, of Replat of Lots 6, 7 & 8, Block 4, Highland Park First Installment, an Additional to the Town of Highland Park, Dallas County, Texas, according the Map thereof recorded in County Clerk Number 201400028307 of the Map Records of Dallas County, Texas.
4. Recording Data for the Condominium Declaration:
 - a. Declaration of Covenants, Conditions and Restrictions for Mondara Condominiums, recorded under Document No 201500215208 in Official Public Records of Dallas County, Texas, on August 12, 2015.
 - b. First Amendment to Declaration of Covenants, Conditions and Restrictions for Mondara Condominiums, recorded under Document No 201500302651d in Official Public Records of Dallas County, Texas, on November 12, 2015.
5. Name and Mailing Address of the Association is: Mondara Condominiums 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: Mondara Condominiums 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: Mgmt-CertificateTX@fsresidential.com
9. The Association's website may be found at: <https://mondara.connectresident.com>

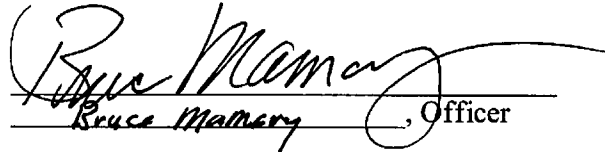
10. Fees charged by the Association upon the sale or transfer of a Unit:

- a. Resale Certificate: \$375.00 or more not to exceed the maximum allowable rate.
- b. Rush Fee for Resale Certificate:
 - i. 1-2 days: \$125.00.
 - ii. 3-5 days: \$75.00.
- c. Updated Certificate: after 30 days of issuance of the original \$75.00.
- d. Transfer Fee: \$295.00.
- e. Welcome Packet Fee: \$26.50.
- f. Refinance Fee: \$150.00.
- g. Rush Fee for Refinance:
 - i. 1-2 days: \$125.00.
 - ii. 3-5 days: \$75.00.
- h. Lender Questionnaire (optional): \$350.00.
- i. Copy of Governing Documents (optional): \$345.00.
- j. Working Capital Contribution: \$2,500.00.
- k. Two (2) months of assessments paid in advance during closing.

Executed on this the 23 day of September 2024.

MONDARA CONDOMINIUMS
ASSOCIATION, INC., a
Texas non-profit corporation

By:



Bruce Mamery, Officer

THE STATE OF TEXAS

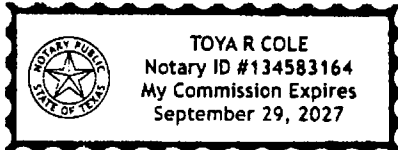
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ACKNOWLEDGMENT

COUNTY OF DALLAS

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BEFORE ME, the undersigned notary public, on this the 23rd day of September 2024 personally appeared Bruce Maiman, Officer of Mondara Condominiums 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.



Toya R Cole
Notary Public in and for the State of Texas

E-RECORDED BY:

ISG | SEARS
BENNETT
& GERDES, LLP

6548 GREATWOOD PKWY.
SUGAR LAND, TEXAS 77479

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

Instrument Number: 202400195322

eRecording - Real Property

Recorded On: September 27, 2024 10:19 AM

Number of Pages: 4

" Examined and Charged as Follows: "

Total Recording: \$33.00

***** 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: 202400195322
Receipt Number: 20240926000617
Recorded Date/Time: September 27, 2024 10:19 AM
User: Kathleen M
Station: Cc140

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