

AFTER RECORDING, RETURN TO:

**Judd A. Austin, Jr.
Henry Oddo Austin & Fletcher, P.C.
1717 Main Street, Suite 4600
Dallas, Texas 75201**

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

**CONDOMINIUM ASSOCIATION
MANAGEMENT CERTIFICATE
FOR
BORDEAUX VILLAGE HOMEOWNERS ASSOCIATION, INC.**

This CONDOMINIUM ASSOCIATION MANAGEMENT CERTIFICATE (this "*Certificate*") is made on behalf of BORDEAUX VILLAGE HOMEOWNERS ASSOCIATION, INC., a Texas non-profit corporation (the "*Association*").

WITNESSETH:

WHEREAS, Bordeaux Village Joint Venture, a Texas joint venture, in its capacity as Declarant, executed and previously placed of record that certain Declaration and Master Deed for Bordeaux Village Condominiums, filed on June 12, 1980, and recorded under Instrument No. 1980-01176350 in the Official Public Records of Dallas County, Texas (the "*Declaration*"), including any amendments thereof or supplements thereto are incorporated herein for all purposes.

WHEREAS, the Association has caused this Certificate to be prepared and filed in accordance with the provisions of the Texas Uniform Condominium Act as provided in Section 82.116 of the Texas Property Code.

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

1. **Name of the Condominium.** The name of the subdivision which is the subject of the Declaration is Bordeaux Village Condominiums.

2. **Name of the Association.** The name of the Association is Bordeaux Village Homeowners Association, Inc., a Texas non-profit corporation.

3. **Location of the Condominium.** The condominium is located at 6312 – 6499 Bordeaux Avenue, City of Dallas, Dallas County, Texas.

4. **Recording Data for the Subdivision.** The recording data for the subdivision is that certain Plat recorded in Volume 80117, Page 1125, and under Instrument No. 1979-01051155 in the Official Public Records of Dallas County, Texas, as amended or re-platted.

5. **Recording Data for the Declaration.** The Declaration is recorded under Instrument No. 1980-01176350, Instrument No. 1981-02015851 (First Amendment), Instrument No. 1981-02015852 (Second Amendment), in Volume 80117, Page 1125 Instrument No. 1982-01933425 (Third Amendment), and Instrument No. 2002-01979922 (Fourth Amendment) in the Official Public Records of Dallas County, Texas, including all amendments thereof and supplements thereto.

6. **Mailing Address and Telephone Number.** The current mailing address for the Association is c/o RealManage, LLC, P.O. Box 803555, Dallas, Texas 75380, and telephone number is (866) 473-2573.

7. **Other Information.** Resale Certificates and other information regarding the Association may be requested by contacting the Association via –

Mail: RealManage, LLC
P.O. Box 803555, Dallas, Texas 75380
Telephone: (866) 473-2573
Website: www.realmanage.com/closingportal
Email: bordeaux@CiraMail.com

8. **Fees Due Upon Property Transfer.** Fees charged relating to a property transfer are:

Type of Property Transfer	Dollar Amount
Resale Certificate	\$375.00
Conveyance/Transfer Fee	\$325.00
Refinance Fee	\$250.00
Statement of Account	\$295.00

IN WITNESS WHEREOF, the undersigned has caused this Certificate to be executed on behalf of the Association in compliance with Section 82.116 of the Texas Property Code. This Certificate shall serve to take the place of all Management Certificates previously filed on behalf of the Association.

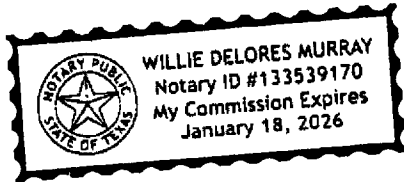
ASSOCIATION:

**BORDEAUX VILLAGE
HOMEOWNERS ASSOCIATION, INC.,
a Texas non-profit corporation**

By: Emily Dale
Its: managing agent-director

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

This instrument was acknowledged before me on the 11 day of February, 2025, by Emily Dale, the duly-elected managing agent of the Board of Directors of Bordeaux Village Homeowners Association, Inc., a Texas non-profit corporation.



Willie Delores Murray
Notary Public, State of Texas

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

Instrument Number: 202500028854

eRecording - Real Property

Recorded On: February 12, 2025 10:52 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: 202500028854
Receipt Number: 20250212000273
Recorded Date/Time: February 12, 2025 10:52 AM
User: Kevin T
Station: CC123.dal.ccdc

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