



**MANAGEMENT CERTIFICATE
FOR
Valencia Townhomes**

STATE OF TEXAS

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KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF DALLAS

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This Management Certificate is executed by Valencia Townhomes, a homeowners association (the "Association"), in accordance with Section 209.004 of the Texas Property Code and supersedes any prior management certificate filed by the Association.

1. Name of the Community:

The name of the community is Valencia Townhomes.

2. Name of the Association:

The name of the homeowners association is Valencia Townhomes.

3. The location of the Community is:

Lots 1-36, Block 2/983 and Common Area "A" as set forth in the Final Plat of Valencia II "Shared Access Development," being a part of the John Grigsby Survey, Abstract No. 495 of the City of Dallas, Dallas County, Texas, City Plan File #S045-234, recorded on March 27, 2006, as Instrument Number 200600109565 in the Official Public Records of Dallas County, Texas as amended by Minor Amending Plat recorded on May 23, 2006, as Instrument Number 200600186819 in the Official Public Records of Dallas County, Texas. Lots 37-54, Block 1/983 and 2/983, 18 Residential Lots, and 1 HOA Lot, as set forth in the Final Plat of Valencia I "A Shared Access Development," being a part of the John Grigsby Survey, Abstract No. 495, of the City of Dallas, Dallas County, Texas, City Plan File# S045-235, recorded on December 12, 2005, as Instrument Number 200503621883 in the Official Public Records of Dallas County, Texas.

4. Recording Data for the Association:

Declaration and Master Deed, filed of record on August 10, 2006, and recorded as Instrument No. 200600293779, in the Official Public Records of Dallas County, Texas.

5. Name and Contact Information of the Association's Management Company and Designated Representative:

The management and designated representative of the Association is Fletcher Community Partners, LLC, a professional management firm located at 8140 Walnut Hill Lane, Suite 530, Dallas, Texas 75231. Fletcher Community Partners may be contacted by phone at (214) 874-0900 or by fax at (214) 874-0900. Email correspondence should be directed to William F. Crawford at team@fletcher-cp.com. Additional information regarding management services is available on the website at www.fletcher-cp.com.

6. Name and Mailing Address of the Association:

The mailing address for the Association is:

Valencia Townhomes
c/o Fletcher Community Partners, LLC
8140 Walnut Hill Lane, Suite 530
Dallas, Texas 75231

7. Property Transfer Fee(s) Charged by the Association:

- Private Transfer Fees: \$0
- Capitalization Fees: \$0
- Resale Certificate Fee: \$375



- Resale Certificate Update: \$75
- Management Company Transfer of Ownership Fee: \$275
- Refinance Fee: \$200
- Rush Fees: From: \$35 to \$125
- Lender Questionnaire: From \$150 to \$250
- Statement of account: \$125

8. Restrictions and Enforcement:

The Association is governed by the covenants, conditions, and restrictions (CC&Rs) set forth in its governing documents, which include the Declaration of Covenants, Conditions, and Restrictions (CC&Rs), Bylaws, and Articles of Incorporation. These documents are available upon request at the office of the management company or at the Association's business office. Website for Dedicatory Instruments: www.fletcher-cp.com, select "Homeowner Login" on the top right, and enter your account credentials,

9. Filing of Certificate:

This Management Certificate is being filed with the County Clerk's office in accordance with Texas Property Code Section 209.004. A copy of this certificate will also be maintained in the Association's records. It shall be valid until a later Management Certificate is filed of record by the Association or a successor Manager, or until termination of this Management Certificate is filed of record, whichever is sooner.

Authorized Signatory for the Homeowners Association:

By: William F. Crawford, Fletcher Community Partners, LLC, President
Managing Agent for Valencia Townhomes., Duly Authorized Agent

This certificate is executed and signed on this April 24, 2025.

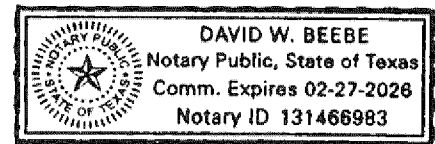
Acknowledgement

State of Texas
County of Dallas

Before me, the undersigned authority, on this day, personally appeared William F. Crawford, known to me to be the person whose name is subscribed to the foregoing document and acknowledged to me that they executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this date April 24, 2025.

David Beebe
Notary Public in and for the State of Texas



My Commission Expires: Date 2-27-26

AFTER RECORDING PLEASE RETURN TO:
Fletcher Community Partners, LLC
8140 Walnut Hill Lane, Suite 530
Dallas, Texas 75231

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

Instrument Number: 202500085055

eRecording - Real Property

Recorded On: April 28, 2025 08:35 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: 202500085055
Receipt Number: 20250425000527
Recorded Date/Time: April 28, 2025 08:35 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, likely of John F. Warren, the Dallas County Clerk.