

**PALOS VERDES TOWNHOMES OWNERS'
ASSOCIATION**

MANAGEMENT CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

KNOWN ALL MEN BY THESE PRESENTS:

Pursuant to the provisions of Section 209.004 of the Texas Property Code, the undersigned property owner's association hereby records this Management Certificate for Palos Verdes Townhomes Owners Association.

1. The name of the subdivision is: Palos Verdes Townhomes.
2. The name of the Association is: Palos Verdes Townhomes Owners Association.
3. The recording data for the subdivision is as follows: See Exhibit "A" attached hereto.
4. The recording data for the Declaration is as follows:
 - Declaration of Covenants, Conditions and Restrictions for Palos Verdes Townhomes Owners Association filed of record on December 3, 1984, at Instrument No. 198402450702, Volume 84245, Page 6090, Deed Records, Dallas County, Texas.
5. The name and mailing address of the Association: Palos Verdes Townhomes Owners Association, 12989 Jupiter Rd #101, Dallas, TX 75238, Phone: 214-343-0642, email: hoa@slatonfs.com
6. The name and mailing address of the designated representative of the Association: Bryan Slaton, 12989 Jupiter Rd #101, Dallas, Texas 75238, Telephone Number: (214) 343-0642, Email Address: hoa@slatonfs.com
7. The website address of the Association: www.slatonfs.com
8. The amount and description of a fee or fees charged by the Association relating to a property transfer in the subdivision:
 - Resale Fee: \$325.00 / Rushed: \$375.00
 - \$50.00 initial payment due with resale certificate request
<https://slatonfs.com/resale-certificate-request-form/>

- Transfer: \$325.00 / Rushed: \$375.00
- \$50.00 initial payment due with resale certificate request
<https://slatonfs.com/resale-certificate-request-form/>

9. Other information the Association considers appropriate: Prospective purchasers are advised to independently examine the Declaration, By-Laws, and all other governing documents of the Association, together with obtaining an official Resale Certificate and performing a comprehensive physical inspection of the lot/home and common areas, prior to purchase. The Association has regulations regarding renting/leasing of homes/lots. Please familiarize yourself with those regulations.

IN WITNESS WHEREOF, this Management Certificate is hereby executed by its duly authorized officer of the Association on the 19 day of September, 2023.

**PALOS VERDES TOWNHOMES OWNERS'
ASSOCIATION**

By: _____

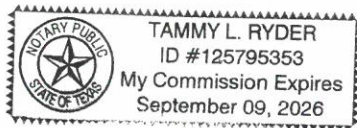
Areli Hernandez

_____, Secretary

STATE OF TEXAS §

COUNTY OF Dallas §

This instrument was acknowledged before me on this 19 day of September, 2023, by ARELI HERNANDEZ, the Secretary of Palos Verdes Townhomes Owners' Association, a Texas property owners association, on behalf of said Texas property owners association.



Tammy L. Ryder
Notary Public in and for the State of Texas

Exhibit "A"

1. Declaration of Covenants, Conditions and Restrictions for Palos Verdes Townhomes Owners Association filed of record on December 3, 1984, at Instrument No. 198402450702, Volume 84245, Page 6090, Deed Records, Dallas County, Texas.
2. Notice of Filing of Dedicatory Instruments recorded on July 21, 2014, as Instrument No. 201400182257 of the Official Public Records of Dallas County, Texas.
3. Next Notice of Filing of Dedicatory Instruments recorded on December 10, 2019, as Instrument No. 201900330471 of the Official Public Records of Dallas County, Texas.
4. First Supplement to Notice of Filing of Dedicatory Instruments recorded on March 25, 1985, as Instrument No. 198500604549 of the Official Public Records of Dallas County, Texas.
5. Next Supplement to Notice of Filing of Dedicatory Instruments recorded on March 25, 1985, as Instrument No. 198500604550 of the Official Public Records of Dallas County, Texas.
6. Next Supplement to Notice of Filing of Dedicatory Instruments recorded on November 6, 1986, as Instrument No. 198602166978 of the Official Public Records of Dallas County, Texas.



VG-364-2023-202300195058

Dallas County
John F. Warren
Dallas County Clerk

Instrument Number: 202300195058

Real Property Recordings

Recorded On: September 22, 2023 02:04 PM

Number of Pages: 5

" Examined and Charged as Follows: "

Total Recording: \$38.00

CHG PALO VERDES At 7500
ms

***** 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: 202300195058
Receipt Number: 20230922000680
Recorded Date/Time: September 22, 2023 02:04 PM
User: Kathleen M
Station: Cc140

Record and Return To:

PALOS VERDES TOWN HOMES
12989 JUPITER RD #101

DALLAS TX 75238



STATE OF TEXAS
Dallas County

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