

MANAGEMENT CERTIFICATE

for

Homes at Southside Place Community Association, Inc.

In compliance with the provisions of Section 209.004 of the Texas Property Code, the undersigned entity gives notice that it is managing the herein described Association:

1. Name of the Subdivision: Southside Place
2. Name of the Association: Homes at Southside Place Community Association, Inc.
3. Recording Data for the Subdivision:

Final plat of Southside Place Addition No.3. recorded on December 14, 2020 as Document No. 201600144498, of the plat records of Dallas County, Texas.

4. Recording Data for the Declaration and Declaration amendments*:

Association	County	Doc. Type	Date Recorded	Instrument No.
Southside Place	Dallas	Covenants, Conditions and Restrictions	August 2, 2016	20160021164
		Resolution-Guest Parking	February 8,2021	202100037053
		Resolution-Leasing Lots	February 8,2021	202100037070
		Fine/Enforcement	February 8,2021	202100037066
		Contract Procurement	December 29,2021	202100385106

*This Management Certificate does not purport to identify every publicly recorded document affecting the Subdivision, or to report every piece of information pertinent to the Subdivision. This Management Certificate should not be relied upon for any purpose other than to provide instruction for identifying and contacting the Association.

5. Name and mailing address of the Association: The name and mailing address of the Association is Homes at Southside Place Community Association, Inc., c/o Maudern Management, LLC, 539 W. Commerce St. Ste. 402 Dallas, TX 75208.
6. The Contact Information for the Association's Designated Representative: The contact information for the designated representative of the Association is:

Maudern Management, LLC
539 W. Commerce St. Ste. 402
Dallas, TX 75243
Phone: (214) 494-1911
Email: hello@maudernmgmt.com

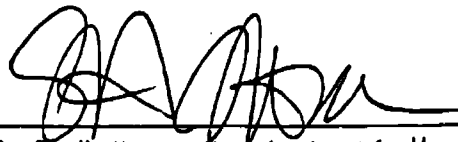
7. The Association's Dedicatory Instruments are Available to Members Online at:
www.maudernmgmt.com.

8. The Amount and Description of the Fees and Other Charges by the Association related to a Property Transfer:

Description	Fee
Resale Certificate*	\$375.00
Transfer Fee	\$250.00
Resale Certificate Update	\$75.00
1 Business Day Rush Fee to Expedite a Resale	\$135.00
3 Business Day Rush Fee to Expedite a Resale	\$110.00
5 Business Day Rush Fee to Expedite a Resale	\$85.00
Compliance Inspection Fee (optional)	\$150.00

ACKNOWLEDGEMENT

This management certificate is filed of record in Dallas County, Texas by the entity managing the Association. It shall be valid until a later Management Certificate is filed of record by the Association or a successor manager, or until a termination of this Management Certificate is filed or record, whichever is sooner.



By: Estelle Monroe, Managing Agent for Homes at Southside Place
Community Association, Inc., Duly Authorized Agent
Signed: September 6, 2024

AFTER RECORDING RETURN TO:

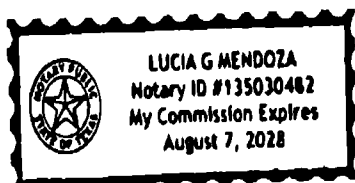
Maudern Management
539 W. Commerce St. Ste. 402
Dallas, TX 75203.

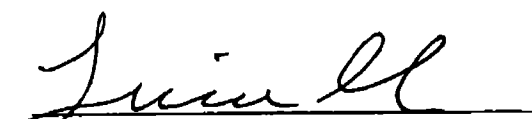
STATE OF TEXAS §

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COUNTY OF DALLAS §

BEFORE ME, the undersigned notary public, on this 6th day of September 2024, personally appeared Estelle Monroe, President of Maudern Management, LLC, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purpose and in the capacity therein expressed.




Notary Public in and for the State of Texas

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

Instrument Number: 202400180669

eRecording - Real Property

Recorded On: September 09, 2024 10:22 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: 202400180669
Receipt Number: 20240906000800
Recorded Date/Time: September 09, 2024 10:22 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