

**RICHARDSON SHADOW LAKE OWNERS ASSOCIATION, INC.
MANAGEMENT CERTIFICATE**

This Property Owners' Association Management Certificate is being recorded by RICHARDSON SHADOW LAKE OWNERS ASSOCIATION, INC. (the "Association") in compliance with the terms of Section 82.116 of the Texas Uniform Condominium Act and supersedes any prior management certificate filed by the Association. The Association submits the following additional information:

Name of the Subdivision: Shadow Lake Condominiums

Name of the Association: Richardson Shadow Lake Owners Association, Inc.

Recording Data for Association

The Subdivision is recorded according to the Map and Plat Records in Dallas County, Texas, as follows:

- (a) Plat recorded with Dallas County records in Volume 368, Page 1291, along with any supplements or replats thereof;

Recording Data for Restrictions

The governing documents for the Association are recorded in the Real Property Records of Dallas County, Texas, as follows:

- (a) Declaration of Covenants, Conditions and Restrictions and Enabling Declaration Establishing a Plan for Condominium Ownership, filed in Dallas County records, Volume 74004, Page 0005
- (b) Certificate of Authenticity of Bylaws, filed in Dallas County records, Instrument Number 830518
- (c) Amendment to the Declaration, filed in Dallas County records, Volume 79176, Page 1014
- (d) Amendments to the Declaration, filed in Dallas County records, Volume 90183, Page 0975

Name and Mailing Address of the Association

Richardson Shadow Lake Owners Association, Inc.
c/o Compass Rose Management of North Texas
9673 Wendell Road
Dallas, TX 75243

Association's Managing Agent Name and Contact Information

Compass Rose Management of North Texas
9673 Wendell Road
Dallas, TX 75243
214-910-1115
info@crmntx.com

Association Website Address

home.crmntx.com

Order Resale Information

www.crmntx.com

Property Transfer Fees Charged by the Association

Resale Certificate: \$375
Resale Certificate Update: \$75
Transfer Fee: \$200
Refinance Statement of Account: \$75

Expedite Fee for Resale Certificate: \$175 for 1-day expedite

Executed on this the _____ day of December 2024

Richardson Shadow Lake Owners Association, Inc., acting
by and through its Managing Agent, Compass Rose
Management of North Texas

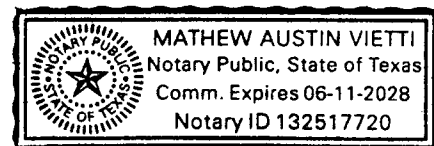

President, Compass Rose Management of North Texas

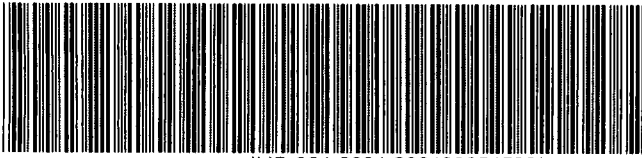
STATE OF TEXAS §
 §
COUNTY OF DALLAS §

This instrument was acknowledged before me on the 11th day of December 2024 by Stephanie Benham,
President of Compass Rose Management of North Texas, Managing Agent for Richardson Shadow Lake Owners
Association, Inc., a Texas nonprofit corporation, on behalf of such corporation.


Notary Public, State of Texas

Once recorded, please return to:
Compass Rose Management of North Texas
9673 Wendell Road
Dallas, TX 75243
214-910-1115





VG-364-2024-202400254583

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

Instrument Number: 202400254583

Real Property Recordings

Recorded On: December 17, 2024 11:28 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: 202400254583
Receipt Number: 20241217000431
Recorded Date/Time: December 17, 2024 11:28 AM
User: Pamela G
Station: CC149

Record and Return To:

COMPASS ROSE OF NORTH TEXAS
9673 WENDELL RD

DALLAS TX 75243



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