

**PRESTONWOOD GREEN OWNERS
ASSOCIATION, INC.**

MANAGEMENT CERTIFICATE

STATE OF TEXAS §
 § KNOWN ALL MEN BY THESE PRESENTS:
COUNTY OF DALLAS §

Pursuant to the provisions of Section 82.116 of the Texas Property Code, the undersigned property owner's association hereby records this Management Certificate for Prestonwood Green Owners Association, Inc.

1. The name of the Condominium is: Prestonwood Green Condominiums.
2. The name of the Association is: Prestonwood Green Owners Association, Inc.
3. The location of the Condominium is: 5300 Keller Springs, Dallas, Texas 75248.
4. The recording data for the Declaration is as follows: (i) Condominium Declaration for Prestonwood Green Condominiums, filed of record on July 27, 1983, as Document No. 198301462883, at Volume 83146, Page 4068 *et seq.* in the Deed Records of Dallas County, Texas, and (ii) Certificate of Correction of Error filed of record on February 6, 1984, as Document No. 198400265629, Volume 84026, Page 5970, *et seq.*, in the Deed Records of Dallas County, Texas.
5. The name and mailing address of the person or entity managing the Association: RealManage, LLC, P.O. Box 803555, Dallas, Texas 75380, Telephone Number: 866-473-2573, Email Address: PRESTONW@CiraMail.com
6. The contact information for resale certificate requests: Via the RealManage Closing Portal at www.realmanage.com/closingportal
7. The amount and description of a fee or fees charged by the Association relating to a property transfer in the subdivision:
 - Resale Certificate: \$375.00
 - Conveyance/Transfer Fee: \$325.00
 - Refinance Fee: \$250.00
 - Statement of Account: \$295.00
8. Other information the Association considers appropriate:
 - (i) Final Plat Prestonwood Green Apartments, filed of record on October 31, 1978, as Document No. 197800738188, at Volume 78212, Page 1655 *et seq.* in the Deed Records of Dallas County, Texas.
 - (ii) See Filed Dedicatory Instruments at Instrument Numbers: (1) 20070052919, (2) 20070201372, (3) 20100277179, (4) 201100023609, (5) 201200163766 (6) 201300081069, (7) 201400005969, (8) 202000036962, (9) 202200236258, and (10) 202300019879.

- (iii) Prospective purchasers are advised to independently examine the Declaration, Bylaws, and all other governing documents of the Association, together with obtaining an official Resale Certificate and performing a comprehensive physical inspection of the unit/home and common elements, prior to purchase.
- (iv) The Association's dedicatory instruments are available to members at:
www.ciranet.com/residentportal

IN WITNESS WHEREOF, this Management Certificate is hereby executed by a duly authorized Officer of Prestonwood Green Owners Association, Inc. on the 25 day of February, 2025.

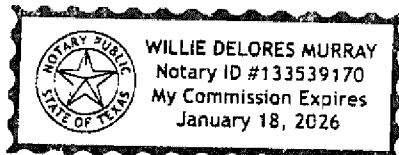
**PRESTONWOOD GREEN OWNERS
ASSOCIATION, INC.**

By: Emily Dale
_____, President Director

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

. This instrument was acknowledged before me on this 25 day of February, 2025, by Emily Dale, President of Prestonwood Green Owners Association, Inc., a Texas property owners association, on behalf of said property owners association.

Willie Debes Murray
Notary Public in and for the State of Texas



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

Instrument Number: 202500037847

eRecording - Real Property

Recorded On: February 25, 2025 03:49 PM

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: 202500037847
Receipt Number: 20250225000728
Recorded Date/Time: February 25, 2025 03:49 PM
User: Hilga R
Station: CC132.dal.ccdc

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