

CONDOMINIUM ASSOCIATION MANAGEMENT CERTIFICATE

FOR

ROSS AVE HEIGHTS CONDOMINIUM ASSOCIATION, INC.

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

Pursuant to the provisions of Section 82.116 of the Texas Property Code, the undersigned condominium owners association hereby records this Condominium Association Management Certificate for Ross Ave Heights Condominium. This instrument corrects, amends, restates, and entirely replaces all management certificates for this subdivision that were previously filed by the association.

1. The name of the condominium is: Ross Ave Heights.
2. The name of the condominium association: Ross Ave Heights Condominium Association, Inc.
3. The location of the Condominium is:
 - a. Lot 7A, Block 3/506, Ross Avenue Brownstones, a condominium in Dallas County, Texas according to the map or plat thereof recorded under Document No. 20070230962 of the Map Records of Dallas County, Texas and all amendments to or replats of said maps or plats, if any.
4. The recording data for the declaration*:
 - a. Documents:
 - (1) Declaration of Ross Ave Heights Condominium.
 - (2) First Amendment to the Declaration of Ross Ave Heights Condominium.
 - (3) Second Amendment to the Declaration of Ross Ave Heights Condominium.
 - (4) Third Amendment to the Declaration of Ross Ave Heights Condominium.
 - b. Recording Information:
 - (1) Dallas County Clerk's file No. 201700344291.
 - (2) Dallas County Clerk's file No. 201700278664.
 - (3) Dallas County Clerk's file No. 201800069732.
 - (4) Dallas County Clerk's file No. 201800190959.
5. The name and mailing address of the Association: The name and mailing address of the Association is Ross Ave Heights Condominium Association, Inc. c/o Beverly Coghlan, 1024 S Greenville Ave., Ste. 230, Allen, TX 75013.
6. The Contact Information for the Association's Designated Representative: The contact information of the designated representative of the Association is:

Ross Ave Heights Condominium
Association, Inc.
c/o Beverly Coghlan

1024 S. Greenville Ave, Suite 230
Allen TX 75002 Phone Number: 972.359.1548
Email Address: managementcertificate@nmitx.com

7. Website for Dedicatory Instruments: <https://neighborhoodmanagement.com>.
8. 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 |
| Transfer Fee: | \$250.00 |
| Resale Certificate Update: | \$75.00 |
| Working Capital Fee: | Fee amount equal to 2 months of assessments. |

Executed on this 3rd day of June, 2024.

ROSS AVE HEIGHTS CONDOMINIUM ASSOCIATION, INC.

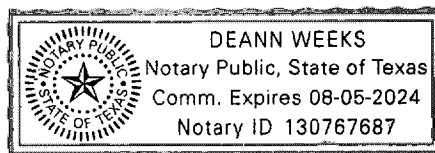
By: Beverly Coghlan
Printed: Beverly Coghlan
Its: Agent for HOA

*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. Rather, the purpose of this Management Certificate is to provide information sufficient for a title company or others to correctly identify the Subdivision and to contact the Association. No person should rely on this Management Certificate for anything other than instructions for identifying and contacting the Association.

STATE OF TEXAS §
 §
COUNTY OF COLLIN §

This instrument was acknowledged before me on the 3rd day of June, 2024, by Beverly Coghlan, President of Neighborhood Management, Inc., Manager ROSS AVE HEIGHTS CONDOMINIUM ASSOCIATION, INC., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

Deann Weeks
Notary Public Signature, State of Texas



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

Instrument Number: 202400111704

eRecording - Real Property

Recorded On: June 04, 2024 12:48 PM

Number of Pages: 4

" Examined and Charged as Follows: "

Total Recording: \$33.00

******* 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: 202400111704
Receipt Number: 20240603001007
Recorded Date/Time: June 04, 2024 12:48 PM
User: Pamela G
Station: CC149

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