

**PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE
FOR
PARKSIDE RESIDENTIAL CONDOMINIUM ASSOCIATION, INC.**

THE STATE OF TEXAS §
 §
COUNTIES OF DALLAS §

The undersigned, being an Officer of Parkside Residential Condominium Association, Inc., a non-profit corporation organized and existing under the laws of the State of Texas, submits the following information pursuant to Section 82.116 of the Texas Property Code which supersedes any prior Management Certificate filed by the Association:

1. Name of Condominium: Parkside Residential Condominiums.
2. Name of Association: Parkside Residential Condominium Association, Inc.
3. Location of the Condominium:
 - a. Parkside Residential Condominiums, 2025 Woodall Rodgers Fwy., Dallas, TX 75201.
 - b. Parkside Residential Condominiums is an addition to the city of Dallas in Dallas County, Texas. The plat is recorded in the Real Property Records of Dallas County, Texas under Document 200900027818, Pages 50 through 86.
4. Recording Data for the Condominium Declaration:
 - a. Units in Parkside Residential are subject to the Declarations for Parkside Residential, recorded on January 30, 2009, as Document 200900027818, as amended or supplemented from time to time as:
 - i. First Amendment: Document 201500046736, recorded on February 26, 2015.
5. Name and Mailing Address of the Association is: Parkside Residential Condominium Association, Inc. c/o FirstService Residential Texas, Inc., 14951 North Dallas Pkwy., Suite 600, Dallas, TX 75254.
6. Name and Mailing Address of Person Managing the Association or Its Designated Representative is: Parkside Residential Condominium Association, Inc. c/o FirstService Residential Texas, Inc., 14951 North Dallas Pkwy., Suite 600, Dallas, TX 75254.
7. Telephone Number to Contact the Association is: 214-871-9700.
8. Email Address to Contact the Association: Resale Certificates and other information regarding the Association may be requested by contacting the Association c/o FirstService Residential via <https://www.fsresidential.com/texas/resale-and-lender-documents>. Alternatively, you may contact the office for FirstService Residential by e-mail at Mgmt-CertificateTX@fsresidential.com.

9. The Association's website is: <https://ParksideCondos.connectresident.com>

10. Fees charged by the Association upon the sale or transfer of a Unit:

Transfer Fee	\$340.00
Resale Disclosure Package (6-10 days; 3-5 days; 1-2 days)	\$375; \$450; \$500
Resale Disclosure Update (within 60 days of original request)	\$75.00
Refinance Certificate Fee (6-10 days; 3-5 days; 1-2 days)	\$150; \$225; \$275
HOA Questionnaire (optional) – (Single Family)	\$250.00
Loan Estimate Questionnaire (optional) – (Single Family)	\$100.00
Custom Lender Form Mortgage Questionnaire – (Condominiums)	\$350.00
Uniform Condo Questionnaire (6-10 days; 3-5 days; 1-2 days)	\$220; \$275; \$325
Working Capital Fee/Reserves Contribution	Equal to 2 months' dues

Executed on this the 20th day of February 2024.

Parkside Residential Condominium Association, Inc.,
a Texas non-profit corporation

By: Sharon Hatten
President, Officer

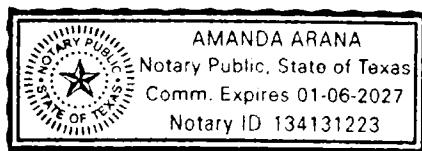
THE STATE OF TEXAS

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ACKNOWLEDGMENT

COUNTY OF DALLAS

BEFORE ME, the undersigned notary public, on this the 20th day of February 2024 personally appeared Sharon Hatten, Officer of Parkside Residential Condominium Association, Inc. known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that s/he executed the same for the purpose and in the capacity therein expressed and on behalf of the Association.



Amanda Arana
Notary Public in and for the State of Texas

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

Instrument Number: 202400035384

eRecording - Real Property

Recorded On: February 22, 2024 09:23 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: 202400035384
Receipt Number: 20240221000730
Recorded Date/Time: February 22, 2024 09:23 AM
User: Lynn G
Station: Cc147

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