

**MANAGEMENT CERTIFICATE
FOR
Henderson Walk Condominiums**

STATE OF TEXAS

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KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF DALLAS

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This Management Certificate is executed by Henderson Walk Condominiums, a condominium association (the "Association"), in accordance with Section 82.116 of the Texas Property Code and supersedes any prior management certificate filed by the Association.

1. Name of the Condominium:

The name of the condominium is Henderson Walk.

2. Name of the Association:

The name of the homeowners association is Henderson Walk Condominiums.

3. The location of the Condominium is:

Henderson Walk Condominiums (19 units) principal address of Phase 1 is 5202 Capitol Avenue, Dallas, Texas, 75206 and the principal address of Phase 2 is 5122 Capitol Avenue, Dallas, Texas, 75206. 5202 Capitol Avenue: BEING, all of a 15,503 square foot (.0356 acre) tract of land situated in the John Grigsby Survey, Abstract No. 495, City of Dallas, Dallas County, Texas, said tract being all of Lot 15 and Lot 16, Block A/1989 V.S. Bowles Addition, an addition to the City of Dallas according to the plat recorded in Volume 2, Page 247, of the Maps Records of Dallas County, Texas; said tract also being all of that tract of land described in Special Warranty Deed with Vendor's Lien to Savannah Moser Development recorded in Instrument No. 201600279311 of the Official Public Records of Dallas County, Texas. 5122 Capitol Avenue: BEING, all of a 11,626 square foot (.0267 acre) tract of land situated in the John Grigsby Survey, Abstract No. 495, City of Dallas, Dallas County, Texas; said tract being all of Lot 13, Block A/1989 V.S. Bowles Addition, an addition to the City of Dallas according to the plat recorded in Volume 2, Page 247 of the Maps Records of Dallas County, Texas; said tract also being all of that tract of land described in Special Warranty Deed with Vendor's Lien to Savannah Moser II Development, LLC recorded in Instrument No. 201700114114 of the Official Public Records of Dallas County, Texas.

4. Recording Data for the Association:

On May 17, 2017, Initial Declarant recorded that certain Declaration of Covenants, Conditions and Restrictions for Mondara Condominiums under Clerk's File No. 201700139170, Real Property Records, Dallas County, Texas.

5. Name and Contact Information of the Association's Management Company and Designated Representative:

The management and designated representative of the Association is Fletcher Community Partners, LLC, a professional management firm located at 8140 Walnut Hill Lane, Suite 530, Dallas, Texas 75231. Fletcher Community Partners may be contacted by phone at (214) 874-0900 or by fax at (214) 874-0900. Email correspondence should be directed to William F. Crawford at team@fletcher-cp.com. Additional information regarding management services is available on the website at www.fletcher-cp.com.

6. Name and Mailing Address of the Association:

The mailing address for the Association is:
Henderson Walk Condominiums
c/o Fletcher Community Partners, LLC
8140 Walnut Hill Lane, Suite 530
Dallas, Texas 75231

**7. Property Transfer Fee(s) Charged by the Association:**

- Private Transfer Fees: \$0
- Capitalization Fees: \$0
- Resale Certificate Fee: \$375
- Resale Certificate Update: \$75
- Management Company Transfer of Ownership Fee: \$275
- Refinance Fee: \$200
- Rush Fees: From: \$35 to \$125
- Lender Questionnaire: From \$150 to \$250
- Statement of account: \$125

8. Restrictions and Enforcement:

The Association is governed by the covenants, conditions, and restrictions (CC&Rs) set forth in its governing documents, which include the Declaration of Covenants, Conditions, and Restrictions (CC&Rs), Bylaws, and Articles of Incorporation. These documents are available upon request at the office of the management company or at the Association's business office. Website for Dedicatory Instruments: www.fletcher-cp.com, select "Homeowner Login" on the top right, and enter your account credentials.

9. Filing of Certificate:

This Management Certificate is being filed with the County Clerk's office in accordance with Texas Property Code Section 82.116. A copy of this certificate will also be maintained in the Association's records. It shall be valid until a later Management Certificate is filed of record by the Association or a successor Manager, or until termination of this Management Certificate is filed of record, whichever is sooner.

Authorized Signatory for the Homeowners Association:

A handwritten signature in black ink, appearing to read "William F. Crawford", written over a horizontal line.

By: William F. Crawford, Fletcher Community Partners, LLC, President
Managing Agent for Henderson Walk Condominiums, Duly Authorized Agent

This certificate is executed and signed on this April 24, 2025.

Acknowledgement

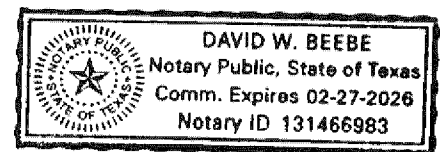
State of Texas
County of Dallas

Before me, the undersigned authority, on this day, personally appeared William F. Crawford, known to me to be the person whose name is subscribed to the foregoing document and acknowledged to me that they executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this date April 24, 2025.

A handwritten signature in black ink, appearing to read "David W. Beebe", written over a horizontal line.

David Beebe
Notary Public in and for the State of Texas



My Commission Expires: Date 2-27-26

AFTER RECORDING PLEASE RETURN TO:
Fletcher Community Partners, LLC
8140 Walnut Hill Lane, Suite 530
Dallas, Texas 75231

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

Instrument Number: 202500085044

eRecording - Real Property

Recorded On: April 28, 2025 08:32 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: 202500085044
Receipt Number: 20250425000513
Recorded Date/Time: April 28, 2025 08:32 AM
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