

## MANAGEMENT CERTIFICATE FOR OWNERS ASSOCIATION

(check as appropriate)

☐ commencement, ☒ change or ☐ termination of management  
of the owners association for a ☐ condominium project, ☐ townhome project or ☐ residential subdivision

The undersigned Association gives notice that (check one)

- ☒ the management company named below has commenced management of the Association named below;
- ☐ the management company named below is continuing to manage the Association but is refiling this management certificate because information in an earlier certificate needs updating;
- ☐ the Association is no longer self-managed;
- ☐ the Association is self-managed; or
- ☐ the management company named below no longer manages the association.

1. Name of homeowners association Terrace Heights Owners Association, Inc.
2. Address of project 3402 W Country Club Dr. Irving, TX 75038
3. Name of subdivision Terrace Heights Condominiums
4. Recording data for subdivision (volume/page or document number of official public records) Vol. 83169; Vol. 83234; Vol. 84044; Vol. 84081; Vol. 84185; Vol 200000, 05094-05113
5. Name of condominium project, if a condominium Terrace Heights Condominiums
6. Name of declaration of covenants, conditions and restrictions Condominium Declaration for Terrace Heights Condominiums
7. Recording data for declaration (volume/page or document number of official public records) Vol. 83169
8. The Association Website: terraceheightsowners.com
9. Amount of fees for property transfer: \$200; Resale Certificate: \$250.
10. Capital Contribution. Working Capital: Amount equal to at least two (2) months' estimated common assessments charge for each unit collected at closing of unit sale.
11. Name of managing agent **CLASSIC PROPERTY MANAGEMENT**
12. Mailing address of above: **2415 AVENUE J, SUITE 100, ARLINGTON, TX 76006**
13. Person to contact: **SUSANN FORTNEY**
14. Above person's: Telephone (817) 640-2064 Fax (817) **640-6028** Email: **susannfortney@classicpm.com**

This certificate is filed of record in the county where the above-described project is located. It shall be valid until another management certificate is filed of record or until a termination of this management certificate is filed of record, whichever is sooner.

**CLASSIC PROPERTY MANAGEMENT**

By



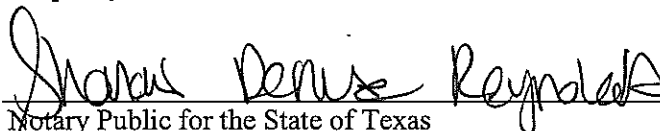
**SUSANN FORTNEY, COO**

STATE OF TEXAS

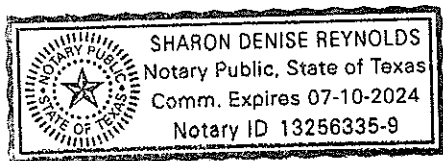
COUNTY OF

Tarrant

This instrument was acknowledged before me on July 26th,  
2022 by Susann Fortney, in the above stated capacity.



Notary Public for the State of Texas



After recording, please return to:

CLASSIC PROPERTY MANAGEMENT  
ATTN: SUSANN FORTNEY  
2415 AVENUE J, SUITE 100  
ARLINGTON, TX 76006



\*VG-364-2022-202200206179\*

Dallas County  
John F. Warren  
Dallas County Clerk

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Instrument Number: 202200206179✓

Real Property Recordings

Recorded On: July 27, 2022 04:26 PM

Number of Pages: 3

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" Examined and Charged as Follows: "

Total Recording: \$30.00

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\*\*\*\*\* THIS PAGE IS PART OF THE INSTRUMENT \*\*\*\*\*

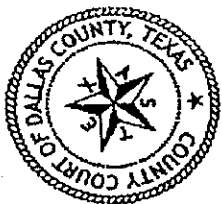
Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY  
because of color or race is invalid and unenforceable under federal law.

**File Information:**

Document Number: 202200206179  
Receipt Number: 20220727001035  
Recorded Date/Time: July 27, 2022 04:26 PM  
User: Thelma B  
Station: CC21

**Record and Return To:**

CLASSIC PROPERTY MANAGEMENT  
2415 AVENUE J STE 100  
  
ARLINGTON TX 76006



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