



CONDOMINIUM ASSOCIATION MANAGEMENT CERTIFICATE  
FOR

Sale Street Homeowners 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 Sale Street Homeowners Association, Inc. This instrument corrects, amends, restates and entirely replaces all management certificates for this subdivision that were previously recorded in the Real Property Records of Dallas, Texas.

1. The name of the Condominium is: Sale Street Homeowners Association, Inc.
2. The name of the Condominium association: Sale Street Homeowners Association, Inc.
3. The location of the Condominium is: Being a tract of land situated in the City of Dallas, Dallas County, Texas, and being Hart Townhouse Addition, an addition to the City of Dallas, Dallas County Texas as filed in Volume 72235, page 1523 of the Dallas County records.
4. The recording date for the subdivisions is: Declaration of Sale Street Homeowners Association, Inc. on or about March 20, 1981, Volume 81056, Page 0166, Real Records of Dallas County, Texas, as it may be amended or supplemented from time to time.
5. The name and mailing address of the Association: Sale Street Homeowners Association, Inc. 1202 Richardson Drive, Suite 200, Richardson TX, 75080
6. The name, mailing address, telephone number, and email address of the manager of the Association:  
Name: Proper HOA Management, LLC  
ATTN: Prane Kerley  
Mailing Address: 1202 Richardson Drive, Suite 200, Richardson TX, 75080  
Phone Number: 214-378-1112  
Email Address: [Certificate@properhoamanage.com](mailto:Certificate@properhoamanage.com)
7. Website for Dedicatory Instruments: [www.properhoamanage.com](http://www.properhoamanage.com), select "Homeowner Login" on the top right, and enter your account credentials.
8. The amount and description of a fee or fees charged by the Association relating to a property transfer in the condominium:  
Resale Certificate: \$375  
Transfer Fee: \$300  
First Right of Refusal: \$100  
Optional Inspection Fee: \$150

For all resale and questionnaire information, please go to [www.properhoamanage.com](http://www.properhoamanage.com)

[ACKNOWLEDGEMENT FOLLOWS]



## ACKNOWLEDGEMENT

The foregoing is a true and correct copy of the Condominium Association Management Certificate for the association identified below. It shall be valid until a later Management Certificate is filed by the Association or until termination of this Management Certificate is filed of record, whichever is sooner.

  
Signed By: Prane Kerley

On Behalf of Proper HOA Management, Managing Agent for Sale Street Homeowners Association, Inc.

Signed on

9/22/23

**After recording, please return to:**

**Proper HOA Management  
1202 Richardson Drive, Suite 200  
Richardson, TX 75080  
ATTN: Prane Kerley**



STATE OF TEXAS

COUNTY OF DALLAS

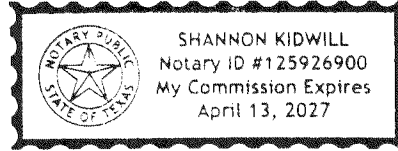
The foregoing instrument was acknowledged before me this 22<sup>nd</sup> day of September 2023, by Prane Kerley, President of Proper HOA Management, LLC.

A handwritten signature in black ink, appearing to read "Prane Kerley", is written over a horizontal line.

Notary Public Signature

A handwritten signature in black ink, appearing to read "Shannon Kidwill", is written over a horizontal line.

Print or Stamp Commissioned Name of Notary



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

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**Instrument Number:** 202400079804

eRecording - Real Property

Recorded On: April 22, 2024 09:13 AM

Number of Pages: 4

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**" Examined and Charged as Follows: "**

Total Recording: \$33.00

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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: 202400079804  
Receipt Number: 20240422000147  
Recorded Date/Time: April 22, 2024 09:13 AM  
User: Lynn G  
Station: Cc147

**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

A handwritten signature in black ink, appearing to be "JFW", is written over the printed name of John F. Warren.