

SIXTY FORTY PLACE CONDOMINIUM ASSOCIATION

MANAGEMENT CERTIFICATE

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

KNOWN ALL MEN BY THESE PRESENTS:

Pursuant to the provisions of Section 82.116 of the Texas Property Code, the undersigned property owner's association hereby records this Management Certificate for Sixty Forty Place Condominium Association.

1. The name of the Condominium is: Sixty Forty Place Condominium.
2. The name of the Association is: Sixty Forty Place Condominium Association.
3. The location of the Condominium is: Averill Way, Dallas, Texas.
4. The recording data for the Declaration is as follows: See (i) Declaration and Master Deed Sixty Forty Place Condominium, filed of record on May 19, 1978, as Instrument No. 197800601733, Volume 78098, Page 4042, *et seq.*, of the Condominium Records of Dallas County, Texas, and (ii) First Amendment to Declaration and Master Deed [for] Sixty Forty Place Condominium, filed of record on August 1, 1997, as Instrument No. 199701500837, Volume 97150, Page 3701 *et seq.*, of the Deed Records of Dallas County, Texas, and (iii) Declaration of Restrictive Covenants, filed of record on November 18, 2016, as Instrument No. 201600325467, of the Official Public Records of Dallas County, Texas.
5. The name and mailing address of the person or entity managing the Association: Craig Lengyel, SNL Associates, Inc., 4230 LBJ Freeway, #148, Dallas, Texas 75244, Telephone Number: 972-243-2175, Email Address: craig@snlassociates.com
6. The contact information for resale certificate requests: Please send requests to Craig Lengyel, SNL Associates, Inc., 4230 LBJ Freeway, #148, Dallas, Texas 75244, Telephone Number: 972-243-2175, Email Address: craig@snlassociates.com
7. The website address of the Association: www.snlassociates.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: \$250.00
9. Other information the Association considers appropriate: See (i) Amendment to Bylaws filed of record on August 9, 2004, as Instrument No. 200403007892, Volume 2004152, Page 3896, *et seq.*, of the Deed Records of Dallas County, Texas, and (ii) Amendments to By-Laws filed of record on August 29, 2006, as Instrument No. 200600319314, of the Official Public Records of Dallas County, Texas, and (iii) Third Amendment to the Bylaws filed of record on June 20, 2019, as Instrument No.

201900158684, of the Official Public Records of Dallas County, Texas, and (iv) Document Retention, Production and Copy Charge Policy filed of record on September 15, 2021, as Instrument No. 202100275411, of the Official Public Records of Dallas County, Texas (v) Prospective purchasers are advised to independently examine the Declaration, Bylaws, and all other governing documents of the Association, together with obtaining an official Resale Certificate and performing a comprehensive physical inspection of the unit/home and common elements, prior to purchase.

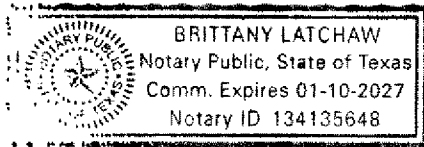
IN WITNESS WHEREOF, this Management Certificate is hereby executed by a duly authorized Officer of the Sixty Forty Place Condominium Association., on the 13th day of October, 2025.

**SIXTY FORTY PLACE CONDOMINIUM
ASSOCIATION**

By: Abigail K Pharr
Abigail Pharr, President

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

This instrument was acknowledged before me on this 13th day of October, 2025, by Abigail Pharr, President of Association of Sixty Forty Place Condominium Association, a Texas property owners association, on behalf of said Texas property owners association.



[Signature]
Notary Public in and for the State of Texas

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

Instrument Number: 202500215669

eRecording - Real Property

Recorded On: October 13, 2025 02:16 PM

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: 202500215669
Receipt Number: 20251013000386
Recorded Date/Time: October 13, 2025 02:16 PM
User: Marija H
Station: Cc138

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", located to the right of the printed name and title.