

AMENDED AND RESTATED MANAGEMENT CERTIFICATE
OF
THE TOWER AND REGENCY ROW RESIDENCES, INC.

The undersigned, being an officer of The Tower and Regency Row Residences, Inc. and in accordance with Section 82.116 of the Texas Property Code, does hereby certify as follows:

This certificate amends, restates and replaces in its entirety that certain Management Certificate for The Tower and Regency Row Residences, Inc., recorded as Document No. 202400197967, Official Public Records of Dallas County, Texas.

1. The name of the condominium: The Tower and Regency Row Residences Condominium
2. The name of the association: The Tower and Regency Row Residences, Inc., a Texas nonprofit corporation.
3. The location of the condominium: That certain real property in Dallas County, Texas, as described in "Exhibit A" in Condominium Declaration for The Tower and Regency Row Residences Condominium, recorded on July 24, 2007 as Document No. 20070265021, Official Public Records of Dallas County, Texas ("The Declaration"), also know as 2555 N. Pearl Street, Dallas, Texas 75201
4. The recording data for the Declaration: The recording data for the Declaration and any amendments and supplements thereto, are particularly described on Attachment 1 attached hereto and incorporated herein by reference.
5. The name, mailing address, telephone number, and email address of the person managing the association:

Name:	The Tower and Regency Row Residences, Inc.
Attn.:	Eddie Vazquez, Residential Manager Kati Ulrich, Residential Senior Manager Gabe Santiago, Texas Area Director of Residences
Mailing Address:	2555 N. Pearl Street Dallas, Texas 75201
Telephone Number:	(214) 922-4735
Email Address:	Eddie.Vazquez@ritzcarlton.com Kati.Ulrich@ritzcarlton.com Gabe.Santiago@ritzcarlton.com

[SIGNATURE PAGE FOLLOWS]

EXECUTED to be effective on the date this instrument is Recorded.

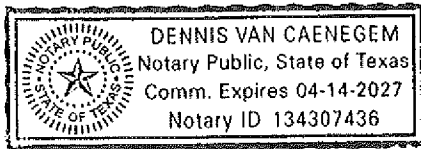
THE TOWER AND REGENCY ROW RESIDENCES, INC.,
a Texas nonprofit corporation

By: [Signature]
Printed Name: Gabe Santiago
Title: Asst Director of Residences

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

This instrument was acknowledged before me this 26th day of November, 2024
by Gabe Santiago, Director of The Tower and Regency Row Residences,
Inc., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

[SEAL]



[Signature]
Notary Public Signature

AFTER RECORDING RETURN TO:

Frank O. Carroll III, Esq.
WINSTEAD PC
401 Congress Avenue, Suite 2100
Austin, Texas 78701
focarroll@winstead.com

ATTACHMENT 1

RECORDING DATA FOR THE DECLARATION AND RELATED DOCUMENTS

1. Condominium Declaration for The Tower and Regency Row Residences Condominium, recorded on July 24, 2007 as Document No. 20070265021, Official Public Records of Dallas County, Texas.
2. First Amendment to Condominium Declaration for The Tower and Regency Row Residences Condominium, recorded on July 16, 2009 as Document No. 200900203819, Official Public Records of Dallas County, Texas.
3. Second Amendment to Condominium Declaration for The Tower and Regency Row Residences Condominium, recorded on August 6, 2010 as Document No. 201000200977, Official Public Records of Dallas County, Texas.
4. Third Amendment to Condominium Declaration for The Tower and Regency Row Residences Condominium, recorded on August 24, 2010 as Document No. 201000216491, Official Public Records of Dallas County, Texas.
5. Fourth Amendment to Condominium Declaration for The Tower and Regency Row Residences Condominium, recorded on October 24, 2011 as Document No. 201100278219, Official Public Records of Dallas County, Texas.
6. Fifth Amendment to Condominium Declaration for The Tower and Regency Row Residences Condominium, recorded on October 3, 2012 as Document No. 201200294587, Official Public Records of Dallas County, Texas.
7. Sixth Amendment to Condominium Declaration for The Tower and Regency Row Residences Condominium, recorded on October 3, 2012 as Document No. 201200294706, Official Public Records of Dallas County, Texas.
8. Seventh Amendment to Condominium Declaration for The Tower and Regency Row Residences Condominium, recorded on July 19, 2016 as Document No. 201600195496, Official Public Records of Dallas County, Texas.
9. Eighth Amendment to Condominium Declaration for The Tower and Regency Row Residences Condominium, recorded on September 29, 2016 as Document No. 201600273245, Official Public Records of Dallas County, Texas.
10. Corrective Amendment to Eighth Amendment to Condominium Declaration for The Tower and Regency Row Residences Condominium, recorded on August 10, 2017 as Document No. 201700225446, Official Public Records of Dallas County, Texas.
11. Ninth Amendment to Condominium Declaration for The Tower and Regency Row Residences Condominium, recorded on October 23, 2019 as Document No. 201900284045, Official Public Records of Dallas County, Texas.

12. The Tower and Regency Row Residences Condominium Dedicatory Instrument Manual, recorded on May 10, 2017 as Document No. 201700130514, Official Public Records of Dallas County, Texas.
13. First Supplement to The Tower and Regency Row Residences Condominium Dedicatory Instrument Manual, recorded on June 26, 2019 as Document No. 201900163904, Official Public Records of Dallas County, Texas.
14. First Supplement to The Tower and Regency Row Residences Condominium Dedicatory Instrument Manual, recorded on June 12, 2020 as Document No. 202000147137, Official Public Records of Dallas County, Texas.
15. Water Sensor Policy, recorded on March 31, 2023 as Document No. 202300061787, Official Public Records of Dallas County, Texas.
16. Supplemental Policies [Assessment Collection, Fine, and Records Inspection, Copying, and Retention], recorded on September 28, 2023 as Document No. 202300198966, Official Public Records of Dallas County, Texas.
17. Tenth Amendment to Condominium Declaration for The Tower and Regency Row Residences Condominium, recorded on January 19th, 2024 as Document No. 202400012380, Official Public Records of Dallas County, Texas.
18. Eleventh Amendment to Condominium Declaration for The Tower and Regency Row Residences Condominium, recorded on October 2nd, 2024 as Document No. 202400198034, Official Public Records of Dallas County, Texas.

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

Instrument Number: 202400241567

eRecording - Real Property

Recorded On: December 02, 2024 08:33 AM

Number of Pages: 5

" Examined and Charged as Follows: "

Total Recording: \$37.00

******* 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: 202400241567
Receipt Number: 20241127000279
Recorded Date/Time: December 02, 2024 08:33 AM
User: Kenneth C
Station: CC141

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