

**MANAGEMENT CERTIFICATE  
GREENWAY VILLAS HOMEOWNERS ASSOCIATION, INC.**

The undersigned, being an Officer of Greenway Villas Homeowners Association, Inc. (the "Association"), and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

1. The name of the subdivision is Greenway Villas (the "Subdivision Development").
2. The name of the Association is Greenway Villas Homeowners Association, Inc. (the "Association").
3. The recording data for the Subdivision Development is as follows:

Greenway Villas Addition, a subdivision in Dallas County, Texas, according to the Map or Plat thereof recorded at Volume No. 82051 Page 1768 of the Official Public Records of Dallas County, Texas.

4. The recording data for the declaration applicable to the Subdivision Development, and all amendments thereto, is as follows:

Amended and Restated Declaration of Covenants, Conditions and Restrictions for Greenway Villas Homeowners Association, Inc., recorded at Instrument No. 2422724 of the Official Public Records of Dallas County, Texas.

Second Revised Replat of Greenway Villas Addition, recorded at Volume No. 82051, Page 1768 of the Official Public Records of Dallas County, Texas.

Declaration of Covenants, Conditions and Restrictions of Greenway Villas – Townhomes, recorded at Volume 82242 Page 3506 of the Official Public Records of Dallas County, Texas.

First Amendment to Amended and Restated Declaration of Covenants, Conditions and Restrictions for Greenway Villas – Townhomes, recorded at 201500338446 of the Official Public Records of Dallas County, Texas.

5. The name and mailing address of the Association is:

Greenway Villas Homeowners Association, Inc.  
7011 Inwood Road  
Dallas, Texas 75209

6. The name, mailing address, telephone number, and email address of the person or entity managing the Association is:

Greenway Villas Homeowners Association, Inc.  
7011 Inwood Road  
Dallas, Texas 75209  
Tel: (214) 803-9744  
Email: [drt@tripplehorn.com](mailto:drt@tripplehorn.com)

7. Pursuant to Texas Property Code Section 207.006(a), the Association is not required to make its dedicatory instruments available on an Internet website.

8. The following described fees are charged by the Association in relation to a property transfer in the Subdivision Development:

Resale Certificate

\$200.00

This Management Certificate is effective as of the 21 day of December, 2022.

GREENWAY VILLAS HOMEOWNERS ASSOCIATION,  
INC., a Texas nonprofit corporation

By: David R. Tripplehorn

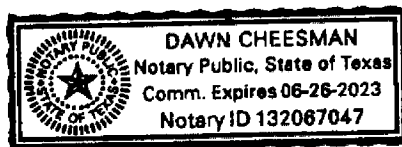
Name: DAVID R. TRIPPLEHORN

Title: PRESIDENT

THE STATE OF TEXAS §

COUNTY OF DALLAS §

This instrument was acknowledged before me on 21 day of December, 2022, by David Tripplehorn, President for Greenway Villas Homeowners Association, Inc., a Texas nonprofit corporation, on behalf of said corporation.



[SEAL]

Dawn Cheesman  
Notary Public Signature

AFTER RECORDING RETURN TO:

Gregory S. Cagle  
CAGLE PUGH, LTD., LLP  
4301 Westbank Dr. A-150  
Austin, Texas 78746

MANAGEMENT CERTIFICATE  
GREENWAY VILLAS HOMEOWNERS ASSOCIATION, INC.

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

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**Instrument Number:** 202200323529

eRecording - Real Property

Recorded On: December 28, 2022 03:10 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: 202200323529  
Receipt Number: 20221227000662  
Recorded Date/Time: December 28, 2022 03:10 PM  
User: Kevin T  
Station: CC18

**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.