

CONDOMINIUM ASSOCIATION MANAGEMENT CERTIFICATE
for
PRESTON TOWER CONDOMINIUM ASSOCIATION

THE STATE OF TEXAS §
 §
COUNTY OF DALLAS §

The undersigned, being the President of Preston Tower Condominium Association, a non-profit corporation ("Association") organized and existing under the laws of the State of Texas, submits the following information pursuant to Section 82.116 of the Texas Property Code, which supersedes any prior Management Certificate filed by the Association:

1. Name of Condominium: The name of the condominium is Preston Tower.
2. Name of Association: The name of the Association is Preston Tower Condominium Association.
3. Location of Condominium: The location of the condominium is 6211 W. Northwest Highway, Dallas, Dallas County, Texas.
4. Recording Data for the Declaration:*
 - a. Documents:
 - (1) Condominium Declaration for Preston Tower Condominiums.
 - (2) Amendment to the Condominium Declaration for Preston Tower Condominiums.
 - (3) Amendment II to the Condominium Declaration for Preston Tower Condominiums.
 - (4) Supplement to the Condominium Declaration for Preston Tower Condominiums.
 - b. Recording Information:
 - (1) Volume 79005, Page 1066, *et seq.* of the Condominium Records of Dallas County, Texas.
 - (2) Volume 79232, Page 2041, *et seq.* of the Deed Records of Dallas County, Texas.
 - (3) Volume 79249, Page 1583, *et seq.* of the Deed Records of Dallas County, Texas.
 - (4) Volume 80098, Page 1982, *et seq.* of the Deed Records of Dallas County, Texas.

5. Name and Mailing Address of the Association: The name and mailing address of the Association is Preston Tower Condominium Association c/o FirstService Residential, 14951 N. Dallas Parkway, Suite 600, Dallas, Texas 75254.
6. The Contact Information for the Association's Designated Representative: The contact information of the designated representative of the Association is: FirstService Residential. Address: 14951 N. Dallas Parkway, Suite 600, Dallas, Texas 75254. Phone No.: 214.871.9700. Email Address: mgmt.-certificate@fsresidential.com.
7. The Association's Dedicatory Instruments are Available to Members Online at: <https://prestontower.connectresident.com>.
8. The Amount and Description of the Fees and Other Charges Charged by the Association in Connection with a Unit Transfer:


Description	Fee
Resale Certificate Fee	\$ 375.00
Resale Certificate Update	\$ 75.00
Refinance Fee	\$ 100.00
Transfer Fee	\$ 340.00
Welcome Packet Fee	\$ 26.50

9. Other Information the Association Considers Important: N/A

*This Management Certificate does not purport to identify every publicly recorded document affecting the Subdivision, or to report every piece of information pertinent to the Subdivision. Rather, the purpose of this Management Certificate is to provide information sufficient for a title company or others to correctly identify the Subdivision and to contact the Association. No person should rely on this Management Certificate for anything other than instructions for identifying and contacting the Association.

Executed on this 13TH day of February, 2024

PRESTON TOWER
CONDOMINIUM ASSOCIATION

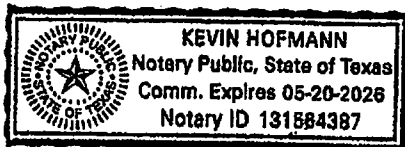
By: 

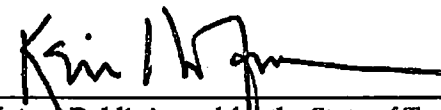
Printed: SHAUN MCCABE

Its: PRESIDENT

THE STATE OF TEXAS §
 §
COUNTY OF DALLAS §

BEFORE ME, the undersigned notary public, on this 13TH day of February 2024 personally appeared Shaun McCabe, President of Preston Tower Condominium Association, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that s/he executed the same for the purpose and in the capacity therein expressed.




Notary Public in and for the State of Texas

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

Instrument Number: 202400030297

eRecording - Real Property

Recorded On: February 14, 2024 08:36 AM

Number of Pages: 4

" Examined and Charged as Follows: "

Total Recording: \$33.00

***** **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: 202400030297
Receipt Number: 20240213000816
Recorded Date/Time: February 14, 2024 08:36 AM
User: Lynn G
Station: Cc147

Record and Return To:

CSC Global



**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