



VG-364-2025-202500191297

Dallas County
John F. Warren
Dallas County Clerk

Instrument Number: 202500191297 /

Real Property Recordings

Recorded On: September 11, 2025 04:17 PM

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: 202500191297
Receipt Number: 20250911000861
Recorded Date/Time: September 11, 2025 04:17 PM
User: Thelma B
Station: Cc133

Record and Return To:

MODERN MANAGEMENT
539 W. COMMERCE ST STE 402

DALLAS TX 75208



STATE OF TEXAS

Dallas County

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

MANAGEMENT CERTIFICATE

for

MCKEE STREET TOWNHOMES, INC.

In compliance with the provisions of Section 209.004 of the Texas Property Code, the undersigned entity gives notice that it is managing the herein described Association:

1. Name of the Subdivision: The name of the Subdivision is McKee Street Townhomes
2. Name of the Association: The name of the Association is McKee Street Townhomes, LLC
3. Recording Data for the Subdivision:

Amending Plat minor of McKee Street Townhomes No.2 recorded on 1/15/2009, as Document No.2 Lots 3G & 4G, 200900014621, of the Plat Records of Dallas County, Texas,

4. Recording Data for the Declaration and Declaration amendments:

Community	County	Doc. Type	Date Recorded	Instrument No.
McKee Street Townhomes	Dallas	Covenants, Conditions and Restrictions	8/3/2015	201500205784

5. Name and mailing address of the Association: The name and mailing address of the Association is McKee Street Townhomes, LLC., c/o Maudern Management, LLC, 539 W. Commerce St. Ste. 402 Dallas, TX 75208.
6. The Contact Information for the Association's Designated Representative: The contact information for the designated representative of the Association is:

Maudern Management, LLC
539 W. Commerce St. Ste. 402
Dallas, TX 75243
Phone: (214) 494-1911
Email: hello@maudernmgmt.com

7. The Association's Dedicatory Instruments are Available to Members Online at:
www.maudernmgmt.com.
8. The Amount and Description of the Fees and Other Charges by the Association related to a Property Transfer:

Description	Fee
Resale Certificate*	\$375.00
Transfer Fee	\$250.00
Resale Certificate Update	\$75.00
1 Business Day Rush Fee to Expedite a Resale	\$135.00
3 Business Day Rush Fee to Expedite a Resale	\$110.00
5 Business Day Rush Fee to Expedite a Resale	\$85.00
Compliance Inspection Fee (optional)	\$150.00

*Resale Certificates may be requested by Maudern Management, LLC at (214) 494 - 1911.

ACKNOWLEDGEMENT

This management certificate is filed of record in Dallas County, Texas by the entity managing the Association. It shall be valid until a later Management Certificate is filed of record by the Association or a successor manager, or until a termination of this Management Certificate is filed of record, whichever is sooner.



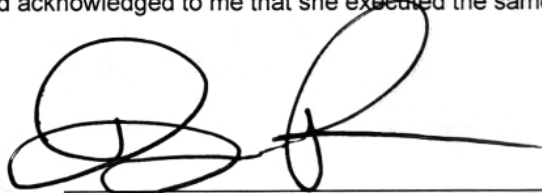
By: Estelle Monroe, Managing Agent for McKee Street
Townhomes, LLC. Duly Authorized Agent
Signed: August 25, 2025

*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. This Management Certificate should not be relied upon for any purpose other than to provide instruction for identifying and contacting the Association.

AFTER RECORDING RETURN TO: Maudern Management 539 W. Commerce St. Ste. 402 Dallas, TX 75203.

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

BEFORE ME, the undersigned notary public, on this 25 day of August 2025, personally appeared Estelle Monroe, President of Maudern Management, LLC, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purpose and in the capacity therein expressed.



Notary Public in and for the State of Texas

