

**Management Certificate For
Glen Oaks Association, Inc.**

State of Texas
County of Dallas

This Management Certificate is executed by Glen Oaks Association, Inc., a condominium association (the "Association"), in accordance with Section 82.116 of the Texas Property Code and supersedes any prior management certificate filed by the Association.

1. Name of the Condominium:

The name of the condominium is Glen Oaks Condominiums.

2. Name of the Association:

The name of the homeowners association is Glen Oaks Association, Inc.

3. Recording Data for the Association:

Glen Oaks, A Condominium Declaration and Master Deed, filed of record on October 1, 1981, and recorded on October 2, 1981, as Instrument No. 198101927284, at Volume 81, Page 0849 et seq., of the Condominium Records of Dallas County, Texas, Declaration of Mutual and Reciprocal Easements Concerning Ingress, Egress and Use of Recreational Facilities, filed of record on October 1, 1981, and recorded on October 2, 1981, as Instrument No. 198101927283, at Volume 81, Page 0828 et seq., of the Deed Records of Dallas County, Texas, Amendment No. 1 to Glen Oaks Declaration and Master Deed, filed of record on September 30, 1982, and recorded on October 4, 1982, as Instrument No. 198201934165, at Volume 82, Page 2560 et seq., of the Deed Records of Dallas County, Texas, Resolution, filed of record and recorded on May 12, 1989, as Instrument No. 198900931237, at Volume 89093, Page 2044 et seq., of the Deed Records of Dallas County, Texas, and First Amendment to Declaration and Master Deed [For] Glen Oaks, A Condominium, filed of record on July 18, 2003, and recorded on July 23, 2003, as Instrument No. 200302440320, at Volume 2003142, Page 1581 et seq., of the Deed Records of Dallas County, Texas.

4. Name and Contact Information of the Association's Management Company and Designated Representative:

The management and designated representative of the Association is Fletcher Community Partners, LLC, a professional management firm located at 8140 Walnut Hill Lane, Suite 530, Dallas, Texas 75231. Fletcher Community Partners may be contacted by phone at (214) 874-0900 or by fax at (214) 874-0900. Email correspondence should be directed to William F. Crawford at bill@fletcher-cp.com. Additional information regarding management services is available on the website at www.fletcher-cp.com.

5. Name and Mailing Address of the Association:

The mailing address for the Association is:
Glen Oaks Association, Inc.
c/o Fletcher Community Partners, LLC
8140 Walnut Hill Lane, Suite 530
Dallas, Texas 75231

6. Property Transfer Fee(s) Charged by the Association:

- Private Transfer Fees: \$0
- Capitalization Fees: \$0
- Resale Certificate Fee: \$375
- Resale Certificate Update: \$75
- Management Company Transfer of Ownership Fee: \$275

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- Refinance Fee: \$200
- Rush Fees: From: \$35 to \$125
- Lender Questionnaire: From \$150 to \$250
- Statement of account: \$125

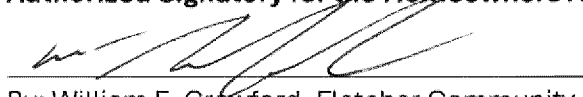
7. Restrictions and Enforcement:

The Association is governed by the covenants, conditions, and restrictions (CC&Rs) set forth in its governing documents, which include the Declaration of Covenants, Conditions, and Restrictions (CC&Rs), Bylaws, and Articles of Incorporation. These documents are available upon request at the office of the management company or at the Association's business office.

8. Filing of Certificate:

This Management Certificate is being filed with the County Clerk's office in accordance with Texas Property Code Section 82.116. A copy of this certificate will also be maintained in the Association's records. It shall be valid until a later Management Certificate is filed of record by the Association or a successor Manager, or until termination of this Management Certificate is filed of record, whichever is sooner.

Authorized Signatory for the Homeowners Association:



By: William F. Crawford, Fletcher Community Partners, LLC, Managing Agent for Glen Oaks Association, Inc., President, Duly Authorized Agent

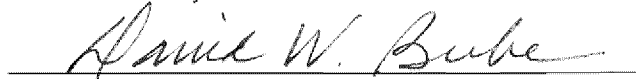
This certificate is executed and signed on this April 3, 2025

Acknowledgement

State of Texas
County of Dallas

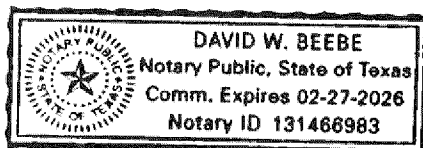
Before me, the undersigned authority, on this day, personally appeared William F. Crawford, known to me to be the person whose name is subscribed to the foregoing document and acknowledged to me that they executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this date April 3, 2025.



David Beebe
Notary Public in and for the State of Texas

My Commission Expires: Date 2-27-2026



AFTER RECORDING PLEASE RETURN TO:

Fletcher Community Partners, LLC
Attention: Soozie Smith
8140 Walnut Hill Lane, Suite 530
Dallas, Texas 75231

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

Instrument Number: 202500068984

eRecording - Real Property

Recorded On: April 07, 2025 08:09 AM

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: 202500068984
Receipt Number: 20250404000455
Recorded Date/Time: April 07, 2025 08:09 AM
User: Natasha R
Station: Cc139

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