


MARY LOUISE NICHOLSON
COUNTY CLERK

**MANAGEMENT CERTIFICATE
BALLPARK ESTATES CONDOMINIUM COMMUNITY, INC.**

The undersigned, being an officer of Ballpark Estates Condominium Community, Inc., and in accordance with Section 82.116 of the Texas Uniform Condominium Act, does hereby certify as follows:

1. The name of the condominium project: Ballpark Estates Condominiums (the “**Condominium**”).
2. The name of the Condominium association: Ballpark Estates Condominium Community, Inc., a Texas nonprofit corporation (the “**Association**”).
3. The location of the Condominium: 1300 East Road to Six Flags, Arlington, Tarrant County, Texas.
4. The recording data for the declaration: The Association is a Texas nonprofit corporation established to administer common elements and the affairs of the Condominium established pursuant to Chapter 82 of the Texas Uniform Condominium Act and the terms and provisions of that certain Declaration of Condominium Regime for Ballpark Estates Condominiums, recorded as County Clerk’s File No. D224028830, Official Public Records of Tarrant County, Texas, as amended.
5. The mailing address of the Association: Ballpark Estates Condominium Community, Inc., c/o Somerset Association Management, Inc., Attn: Brianna Dessaints and Al Wiles, 5401 N. Central Expressway, Suite 220, Dallas, TX 75205.
6. The name, mailing address, telephone number, and email address of the person managing the Association:

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|-------------------|--|
| Name: | Ballpark Estates Condominium Community, Inc., c/o Somerset Association Management, Inc. |
| Mailing Address: | 5401 N. Central Expressway, Suite 220, Dallas, TX 75205 |
| Attn: | Al Wiles and Brianna Dessaints |
| Telephone Number: | (214) 239-30332, (469) 934-5013 |
| Email Address: | awiles@somersetassociations.com, bdessaints@somersetassociations.com |

7. Amount and description of fees related to property transfer in the subdivision:
The Association fees are in the following amounts:

Transfer Fee – \$220.00

Resale Certificate Fee – \$370.00

Lender Questionnaire – \$175.00

Completion of Custom Lender Questionnaire (add-on) – \$150.00

New Account Set-Up Fee – \$65.00

[SIGNATURE PAGE FOLLOWS]

This Certificate is effective as of the 19th day of February 2024.

**BALLPARK ESTATES CONDOMINIUM
COMMUNITY, INC.,**

a Texas nonprofit corporation

By: _____

Printed Name: Todd Bowers

Title: President

THE STATE OF TEXAS

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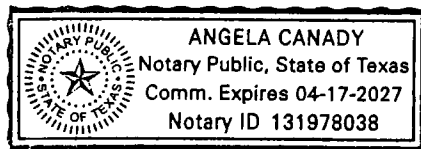
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COUNTY OF Tarrant

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This instrument was acknowledged before me on February 19, 2024, by Todd Bowers, the President of Ballpark Estates Condominium Community, Inc., a Texas nonprofit corporation, on behalf of said corporation.

[SEAL]



Notary Public Signature

AFTER RECORDING RETURN TO:

Kristi E. Stotts, Esq.

Winstead PC

401 Congress Avenue, Suite 2100

Austin, Texas 78701